

RECORDING FEE: \$0.00

DE

GRANT OF EASEMENT



Sidewalk, Stormwater & Utility Easement

Fennecus Street

KNOW ALL MEN BY THESE PRESENTS that, Thomas Stoesser, manager of Jacklin Land Company LLLP, an Idaho Limited Liability Limited Partnership, 4752 W. Riverbend Ave, Post Falls, ID 83854, herein after termed "Grantors", for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, do hereby give, grant and quitclaim unto the City of Post Falls, Kootenai County, Idaho, the Grantee, whose address is 408 Spokane Street, Post Falls, Idaho 83854, an easement for the construction, improvement, operation and maintenance of a sidewalk, stormwater and utilities, over, under, upon and across the following described property, to wit:

A parcel of land adjoining the Right of Way of Fennecus Street being a portion of the Southwest Quarter of Section 19, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and more particularly described as follows:

Commencing at the Center Section corner of said Section 19 being a 2.5 inch aluminum cap marked per CP&F Instrument Number 2653611000, Records of Kootenai County, from which the South Quarter corner of said Section 19 bears South 00°57'58" West 2660.13 feet; thence along the west line of the Southeast Quarter of said Section 19, South 00°57'58" West 1258.08 feet;

thence North 72°37'35" West 28.65 feet; to the **True Point of Beginning;**

thence North 89°02'09" West 15.00 feet;

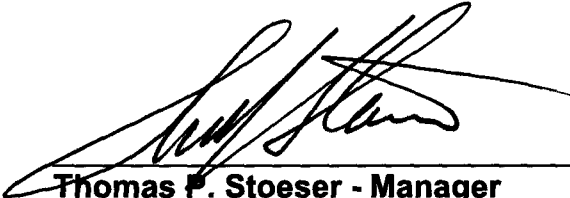
thence North 00°57'51" East 62.34 feet;

thence South 89°06'42" East 15.00 feet;

thence South 00°57'51" West 62.36 feet to the **True Point of Beginning;**

TO HAVE AND TO HOLD said easement for sidewalk, stormwater and utility purposes so long as the same shall be used, operated and maintained as such. The Grantors herein expressly limit the grant and quitclaim of this easement to their respective interest, and that of their successors, in that parcel of land over, under, upon and across which said easement lies.

DATED AND DONE this 8th day of November, 2022.

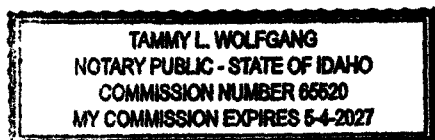


Thomas P. Stoesser - Manager
Jacklin Land Company LLLP
ACKNOWLEDGMENT

STATE OF IDAHO)
 :SS
County of Kootenai)

On this 8th day of November, 2022 before me, a Notary Public in and for said state, personally appeared Thomas P. Stoesser known or identified to me to be the Manager of Jacklin Land Company Limited Liability Limited Partnership, the partnership that executed this instrument, or the person who executed the instrument on behalf of said partnership and acknowledged to me that such partnership executed the same.

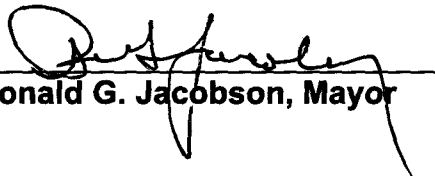
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.




Notary Public for the state of Idaho
Residing at: Arrol, ID
Commission Expires: 5/4/2027

CITY OF POST FALLS

This sidewalk, stormwater and utility easement has been approved and accepted by the Post Falls City Council this 15th day of November 2022


Ronald G. Jacobson, Mayor

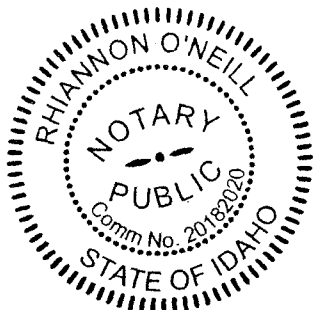
ATTEST:


Shannon Howard, City Clerk

State Of Idaho)
County of Kootenai)

On this 15 day of Nov, 2022 before me, a Notary for the state of Idaho, personally appeared Ronald G. Jacobson and Shannon Howard, personally known, or identified, to me to be the Mayor and City Clerk of the City of Post Falls, Kootenai County, Idaho whose names are subscribed to within the instrument, and acknowledged to me that the City of Post Falls executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.





Notary Public for the state of Idaho
Residing at: Post Falls
Commission Expires: 10-12-24

RECORD OF SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 4
WEST, BOISE MERIDIAN,
KOOTENAI COUNTY, IDAHO

CENTER SECTION CORNER
FOUND 2-1/2 INCH ALUMINUM CAP
MARKED "PLS 5078" REFERENCE
POINTS RT PER C&F INSTRUMENT
NUMBER

ADJUSTED PARCEL 6
PER INSTRUMENT NUMBER
2911458000

ADJUSTED PARCEL 8
PER INSTRUMENT NUMBER
2911458000

ADJUSTED PARCEL 1
PER INSTRUMENT NUMBER
2911458000

ADJUSTED PARCEL 2
PER INSTRUMENT NUMBER
2911458000

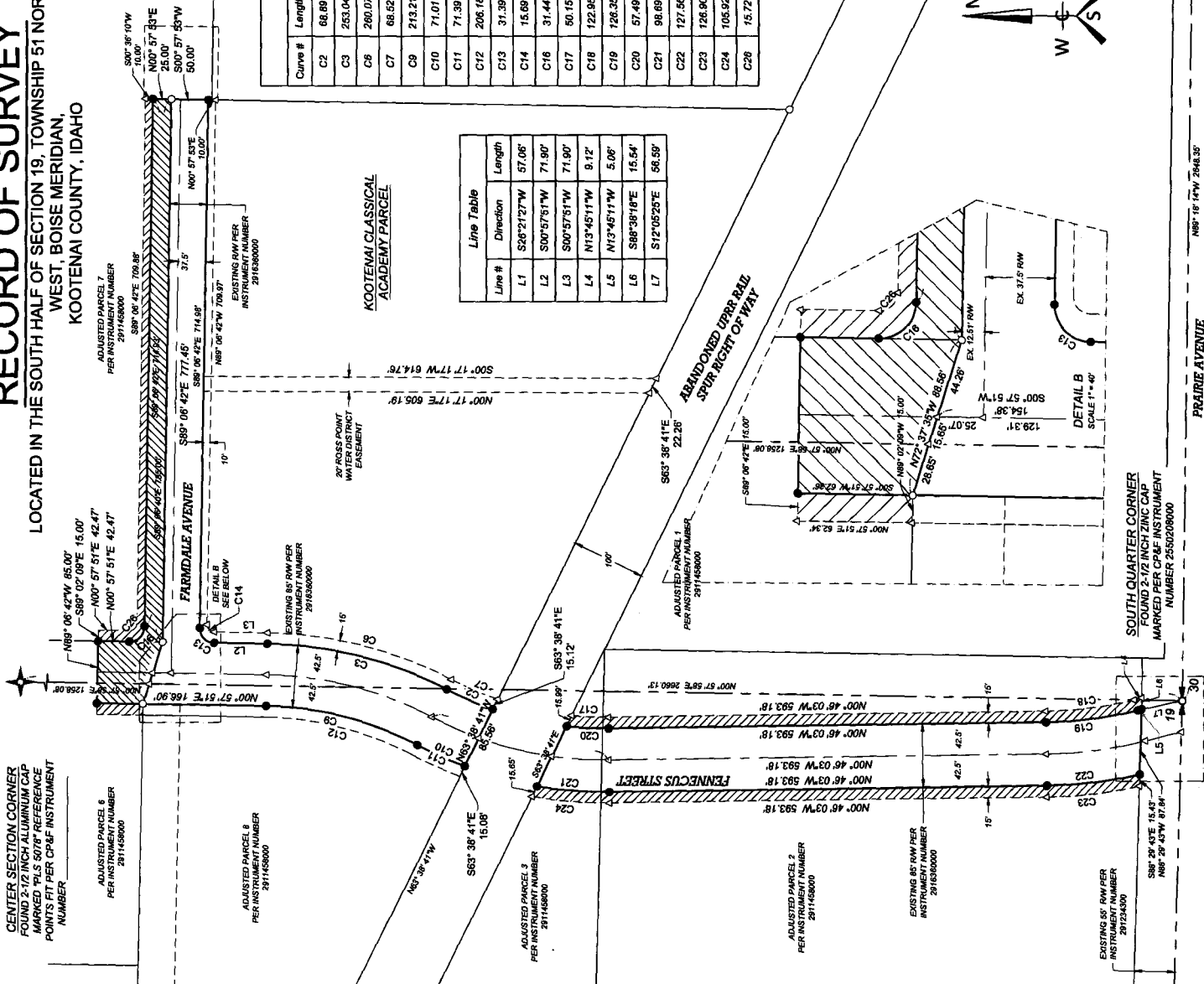
ADJUSTED PARCEL 3
PER INSTRUMENT NUMBER
2911458000

ADJUSTED PARCEL 4
PER INSTRUMENT NUMBER
2911458000

SOUTH QUARTER CORNER
FOUND 2-1/2 INCH ZINC CAP
MARKED PER C&F INSTRUMENT
NUMBER 2550208000

PRIMA AVENUE

N89°16'14"W 2048.35'



Curve Table

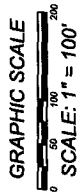
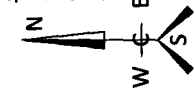
Curve #	Length	Radius	Bearing	Chord
C2	68.80'	460.00'	S23°31'21"W	68.83'
C3	263.04'	540.00'	N14°23'18"E	260.73'
C8	260.07'	555.00'	N14°23'19"E	257.70'
C7	68.52'	445.00'	S23°24'06"W	68.45'
C9	213.21'	455.00'	N14°23'19"E	211.27'
C10	71.01'	545.00'	S24°04'49"W	70.96'
C11	71.39'	560.00'	N14°23'19"E	71.34'
C12	206.18'	440.00'	S24°04'49"W	204.30'
C13	31.39'	20.00'	S45°55'35"W	28.27'
C14	15.68'	10.00'	S45°55'35"W	14.13'
C16	31.44'	20.00'	S44°04'25"E	28.30'
C17	50.15'	445.00'	S02°27'41"W	50.13'
C18	122.98'	542.50'	S07°15'37"E	122.88'
C19	126.35'	557.50'	S07°15'37"E	126.08'
C20	57.49'	480.00'	S02°48'47"W	57.45'
C21	98.88'	545.00'	S04°25'13"W	98.58'
C22	127.56'	642.50'	S06°27'19"E	127.35'
C23	126.90'	657.50'	S06°17'48"E	126.70'
C24	105.92'	560.00'	S04°30'03"W	105.76'
C26	15.72'	10.00'	S44°04'25"E	14.15'

Line #	Direction	Length
L1	S26°21'27"W	57.06'
L2	S00°57'51"W	71.90'
L3	S00°57'51"W	71.90'
L4	N13°45'11"W	9.12'
L5	N13°45'11"W	5.08'
L6	S88°38'18"E	15.54'
L7	S12°05'25"E	56.59'

KOOTENAI CLASSICAL
ACADEMY PARCEL

ABANDONED UPPER RAIL
SPUR RIGHT-OF-WAY

DETAIL B
SCALE 1" = 40'



SOUTHWEST SECTION CORNER
FOUND 3-1/2 INCH BRASS CAP MARKED
"PLS 1210" REFERENCE INSTRUMENT
NUMBER 246172000

19' 20"
30' 20"

COUNTY RECORDER

FILED FOR RECORD AT THE REQUEST OF: JACKLIN LAND COMPANY, LLP
DATE: _____ O'CLOCK _____ M.
BOOK: _____ AT PAGE _____
INSTRUMENT NO. _____
KOOTENAI COUNTY RECORDER:

DEPUTY _____
FEE: _____

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (1103) US SURVEY FEET. BEARINGS SHOWN ARE GRID BEARINGS AND DISTANCES SHOWN ARE GROUND DISTANCES. A CONVERGENCE ANGLE OF -00°50'19" AND A COMBINED AVERAGE FACTOR OF 0.99981771 WAS CALCULATED AT THE CENTER QUARTER CORNER OF SECTION 19, USING REFERENCE FRAME: ITRF2014 (EPOCH 2022.3444) USING THE FOLLOWING BASE STATIONS: DL8886 UNST LEWISTON CORP ARP, DG7408 R030 DRYLANDSH, WA2004 CORP ARP, AND DL7722 P025 BNDRY_AIR_ID2007 CORP ARP.

REFERENCES

- (R-1) RECORD OF SURVEY PREPARED BY LOPARD & FRAME, AND RECORDED IN BOOK 10 OF SURVEYS, PAGE 127, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-2) RECORD OF SURVEY PREPARED BY K.A. DURTOSCHI & ASSOC., INC., AND RECORDED IN BOOK 18 OF SURVEYS, PAGE 255, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-3) RECORD OF SURVEY PREPARED BY INC. AND RECORDED IN BOOK 25 OF SURVEYS, PAGE 210, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-4) RECORD OF SURVEY PREPARED BY STRATTON LAND SERVICES, AND RECORDED IN BOOK 27 OF SURVEYS, PAGE 407, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-5) RECORD OF SURVEY PREPARED BY WELCH-COMER, AND RECORDED IN BOOK 28 OF SURVEYS, PAGE 130, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-6) RECORD OF SURVEY PREPARED BY DAVID EVANS AND ASSOCIATES, AND RECORDED IN BOOK 30 OF SURVEYS, PAGE 387, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-7) RECORD OF SURVEY PREPARED BY WHIPPLE CONSULTING ENGINEERS, AND RECORDED IN BOOK 32 OF SURVEYS, PAGE 242, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-1) PLAT OF SUNSHINE PREPARED BY K.A. DURTOSCHI & ASSOC., INC., AND RECORDED IN BOOK 6 OF PLATS, PAGE 380, RECORDS OF KOOTENAI COUNTY, IDAHO.

LEGEND

- SET 5/8" x 24" REBAR WITH ORANGE PLASTIC CAP MARKED "PLS 20549"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "PLS 20549"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- BOUNDARY LINE
- ADJACENT LOT LINE
- SECTION LINE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO, COMPLETED IN SEPTEMBER 2022, AT THE REQUEST OF: JACKLIN LAND COMPANY, LLP.

PRELIMINARY

WAYNE A. LOCKMAN, P.L.S. 20549

SURVEYORS NARRATIVE

THE PURPOSE OF THIS RECORD OF SURVEY IS TO MEMORIALIZE EASEMENTS TO THE CENTER CORNER OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



WHIPPLE CONSULTING ENGINEERS
SPOKANE VALLEY, WA 99208
PH: 509-893-3817 FAX: 509-325-0027

PROJ #:	22-3222	SHEET	1 OF 1
DATE:	08/09/2022	PREPARED BY:	MAS
		REVIEWED BY:	WAL
		JOB NUMBER	22-3222