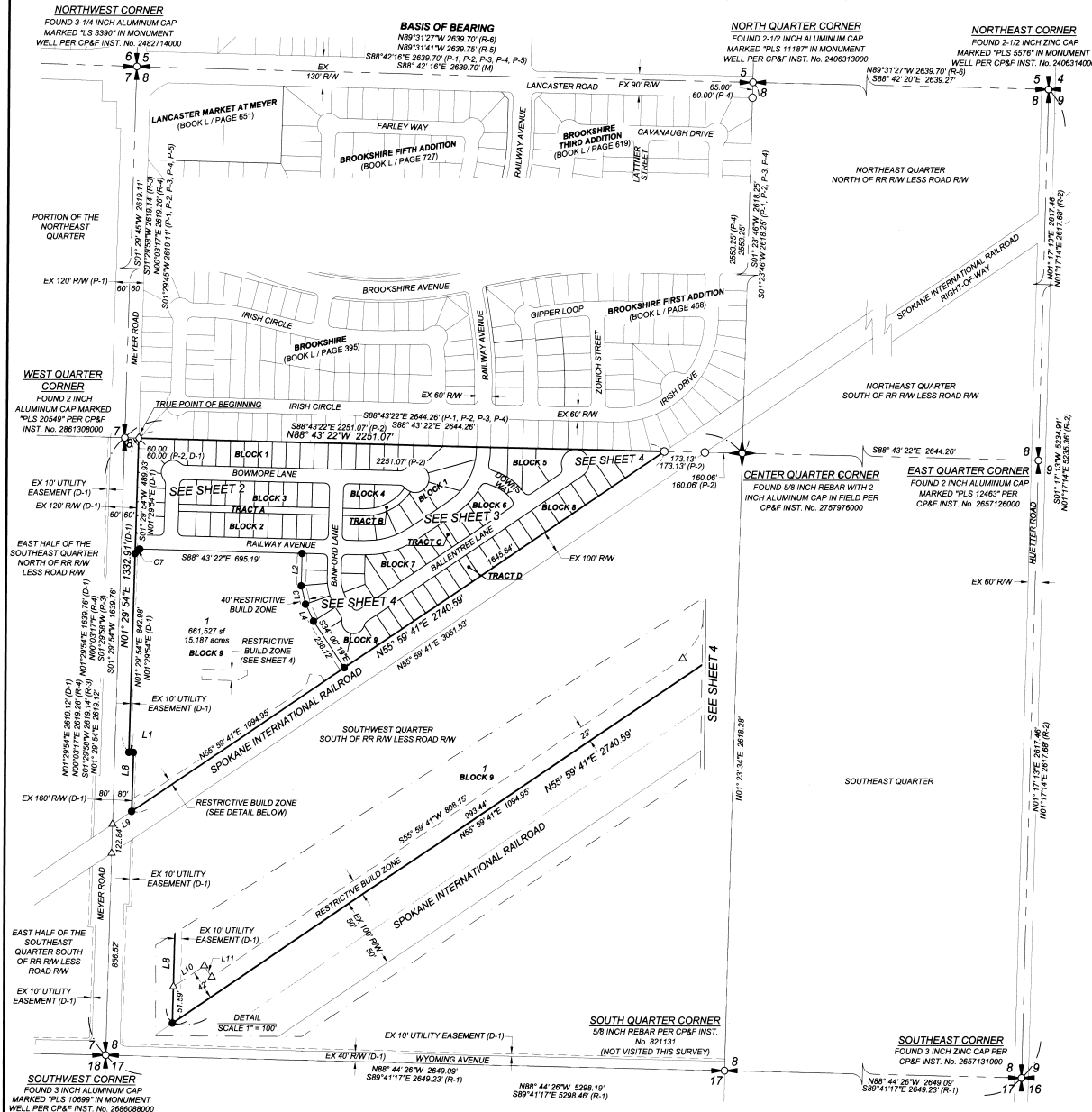


BROOKSHIRE SOUTH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK L PAGE 73
INSTRUMENT No. 202301000



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°42'16" EAST, SHOWN HEREON AND ON (P-1, P-2, P-3, P-4, P-5) AS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY.

NOTE

THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY EASEMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.

REFERENCE DOCUMENTS

- (R-1) RECORD OF SURVEY PREPARED BY MECKEL ENGINEERING & SURVEYING AND FILED AT BOOK 4 OF SURVEYS, PAGE 854, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-2) RECORD OF SURVEY PREPARED BY KOOTENAI COUNTY AND FILED AT BOOK 30 OF SURVEYS, PAGE 288, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-3) RECORD OF SURVEY PREPARED BY J.H.B. ENGINEERS, INC. AND FILED AT BOOK 27 OF SURVEYS, PAGE 354, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-4) RECORD OF SURVEY PREPARED BY INLAND NORTHWEST CONSULTANTS AND FILED AT BOOK 24 OF SURVEYS, PAGE 396, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-5) RECORD OF SURVEY PREPARED BY STRATTON LAND SERVICES, INC. AND FILED AT BOOK 27 OF SURVEYS, PAGE 180, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-6) RECORD OF SURVEY PREPARED BY WELCH, COMER AND ASSOCIATES, INC. AND FILED AT BOOK 11 OF SURVEYS, PAGE 61, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-1) PLAT OF BROOKSHIRE PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 395, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-2) PLAT OF BROOKSHIRE FIRST ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 468, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-3) PLAT OF BROOKSHIRE THIRD ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 619, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-4) PLAT OF BROOKSHIRE FOURTH ADDITION PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 671, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-5) PLAT OF LANCASTER MARKET PREPARED BY LAKE CITY ENGINEERING, INC. AND FILED AT BOOK L OF PLATS, PAGE 651, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-1) GRANT DEED OF RIGHT-OF-WAY AND EASEMENT DEDICATION FILED AS INSTRUMENT NUMBER 200507000, RECORDS OF KOOTENAI COUNTY, IDAHO.

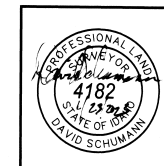
Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C7	31.34'	20.00'	089°46'44"	S46°23'16"W	28.23'

Line Table				Line Table			
Line #	Bearing	Length	Record Data	Line #	Bearing	Length	Record Data
L1	N88°30'06"W	20.00'	S88°30'06"E 20.00' (D-1)	L8	N01°29'54"E	250.01'	S01°29'54"W 250.01' (D-1)
L2	N01°16'38"E	137.15'		L9	N55°59'41"E	98.27'	S55°59'41"W 98.27' (D-1)
L3	S13°43'41"E	80.31'		L10	S55°59'41"W	53.00'	
L4	S25°31'29"E	80.03'		L11	N34°00'19"W	19.00'	

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" x 24" REBAR WITH 2-1/2" ALUMINUM CAP MARKED "PLS 4182"
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ◇ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" REPLACED WITH 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- △ FOUND 5/8" REBAR WITH 2-1/2" ALUMINUM CAP MARKED "PLS 4182"
- △ CALCULATED POINT. NOTHING FOUND OR SET
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE

SCALE: 1" = 300'



CHECKED BY: DES
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SCALE: 1" = 300'
DATE: 01/23/2023
JOB NO: LCE 21-068

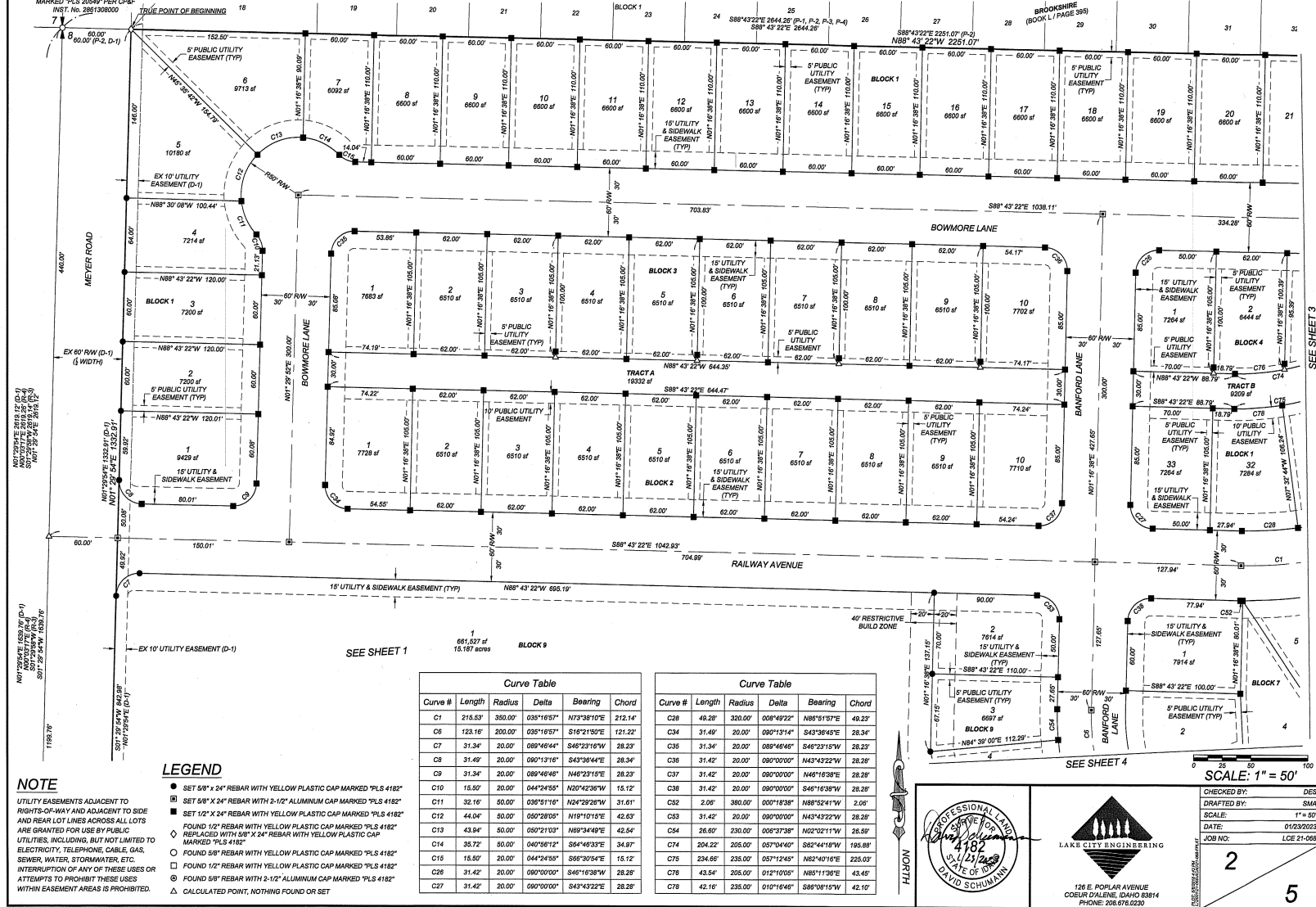
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

INST. No. 2661306000

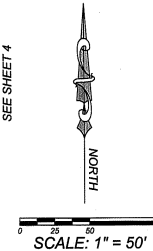
BOOK: L PAGE: 1034
INSTRUMENT No.: 292830100



BROOKSHIRE SOUTH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK L PAGE 183
INSTRUMENT No. 29830100



LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- SET 5/8" x 24" REBAR WITH 2-1/2" ALUMINUM CAP MARKED "PLS 4182"
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- ◇ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" REPLACED WITH 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- △ FOUND 5/8" REBAR WITH 2-1/2" ALUMINUM CAP MARKED "PLS 4182"
- △ CALCULATED POINT, NOTHING FOUND OR SET

NOTE

UTILITY EASEMENTS ADJACENT TO RIGHTS-OF-WAY AND ADJACENT TO SIDE AND REAR LOT LINES ACROSS ALL LOTS ARE GRANTED FOR USE BY PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, TELEPHONE, CABLE GAS, SEWER, WATER, STORMWATER, ETC. INTERRUPTION OF ANY OF THESE USES OR ATTEMPTS TO PROHIBIT THESE USES WITHIN EASEMENT AREAS IS PROHIBITED.

Line Table		
Line #	Bearing	Length
L5	N01°16'28"E	13.39'
L6	S34°00'19"E	30.00'

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	215.53'	350.00'	035°16'57"	N73°38'10"E
C2	286.50'	300.00'	004°43'03"	N38°38'10"E
C3	188.14'	300.00'	035°55'52"	N38°01'49"E
C4	98.38'	300.00'	016°47'11"	N10°40'13"E
C5	125.42'	200.00'	038°58'52"	N51°58'15"W
C6	17.91'	20.00'	051°19'04"	N65°37'06"E
C7	43.18'	60.00'	041°14'05"	N60°34'37"E
C8	39.62'	60.00'	037°50'05"	S79°53'18"E
C9	39.62'	60.00'	037°50'05"	S42°00'13"E
C10	39.62'	60.00'	037°50'05"	S04°33'08"E

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C21	36.76'	60.00'	035°00'02"	S32°14'35"W
C22	61.64'	60.00'	008°51'55"	S79°13'54"W
C23	30.33'	60.00'	028°57'34"	S59°51'22"W
C24	5.21'	60.00'	004°58'17"	N39°53'26"W
C25	17.91'	20.00'	051°19'04"	N63°03'50"W
C26	88.91'	320.00'	016°05'57"	N74°24'17"E
C27	57.88'	320.00'	010°21'39"	N51°10'30"E
C28	69.71'	270.00'	014°47'38"	N48°30'52"E
C29	147.77'	270.00'	031°21'30"	N25°31'18"E
C30	40.36'	270.00'	008°33'55"	N38°33'36"E
C31	31.94'	20.00'	091°29'33"	N10°14'55"E
C32	102.18'	170.00'	034°28'19"	N52°43'02"W
C33	28.55'	20.00'	081°47'12"	S89°10'13"W

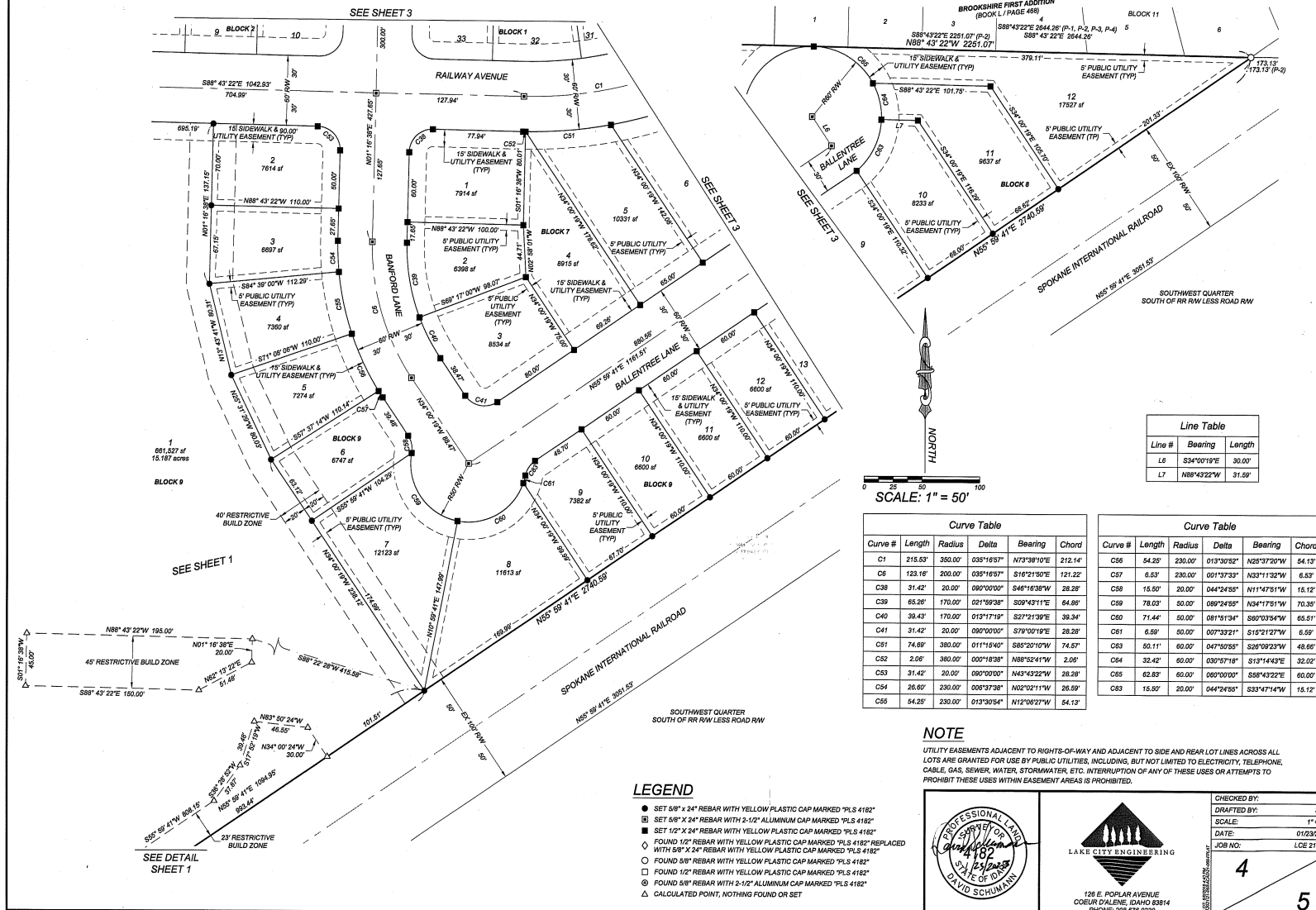
Curve Table				
Curve #	Length	Radius	Delta	Bearing
C45	28.02'	330.00'	004°31'05"	S30°32'09"W
C46	68.19'	330.00'	011°50'24"	S38°42'54"W
C47	65.43'	330.00'	011°21'35"	S50°18'53"W
C48	22.82'	380.00'	003°29'27"	S57°42'54"W
C49	65.79'	380.00'	009°55'09"	S64°23'42"W
C50	68.65'	380.00'	010°21'03"	S74°31'49"W
C51	6.19'	60.00'	009°54'50"	S53°02'16"W
C52	50.11'	60.00'	047°50'55"	S28°09'23"W
C53	32.42'	60.00'	030°57'18"	S13°14'43"E
C54	62.83'	60.00'	080°00'00"	S88°43'22"E
C55	118.02'	60.00'	110°48'18"	N05°53'29"E
C56	26.36'	20.00'	075°31'21"	N18°14'01"E
C57	31.10'	20.00'	080°08'17"	S79°27'11"E
C58	16.42'	230.00'	004°05'24"	S38°56'49"E
C59	83.23'	230.00'	020°44'05"	S49°21'29"E
C60	40.59'	230.00'	010°12'40"	S64°49'51"E
C61	28.55'	20.00'	081°47'12"	S29°02'36"E
C62	60.90'	330.00'	010°34'23"	S06°33'50"W
C63	204.22'	205.00'	005°04'40"	S62°44'18"W
C64	234.68'	235.00'	051°24'45"	N62°40'16"E
C65	147.77'	205.00'	044°54'35"	N58°39'16"E
C66	79.82'	235.00'	014°36'39"	S73°41'33"W
C67	60.99'	235.00'	014°46'24"	S89°00'02"W
C68	63.61'	235.00'	015°30'33"	S45°51'37"W
C69	8.37'	235.00'	002°02'24"	S35°05'05"W



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SCALE: 1" = 50'
DATE: 01/23/2023
JOB NO: LCE 21-068
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK: L PAGE: 783C
INSTRUMENT No.: 292830100



BROOKSHIRE SOUTH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 51 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO

BOOK: L PAGE: 133
INSTRUMENT NO.: 20230100

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF BLUEGRASS DEVELOPMENT, LLC FOR RECORD IN THE OFFICE
OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS 20th DAY OF February, 2023
AT 10:44 AM IN BOOK 6 OF PLATS, PAGE(S) 133, 134, 135 AS INSTRUMENT
NUMBER 20230100 FEE \$ 11.00

By Devin Patton
DEPUTY CLERK

JENNIFER LOCKE, KOOTENAI COUNTY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND
DEDICATION HAVE BEEN PAID THROUGH December 30 22
DATED THIS 30th DAY OF January, 2023

Devin Patton
KOOTENAI COUNTY TREASURER

CITY COUNCIL, CITY OF RATHDRUM

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CITY OF RATHDRUM SUBDIVISION
ORDINANCE AND THE CONDITIONS IMPOSED BY THIS COUNCIL, AND APPROVED FOR FILING.

DATED THIS 14th DAY OF January, 2023

Devin Patton
CITY CLERK

ENGINEER, CITY OF RATHDRUM

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING THIS 6th DAY
OF February, 2023

ENGINEER - CITY OF RATHDRUM

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON
A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF RATHDRUM
AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE
DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT
THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED.
BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER
EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS
SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES,
THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY
ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER
REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

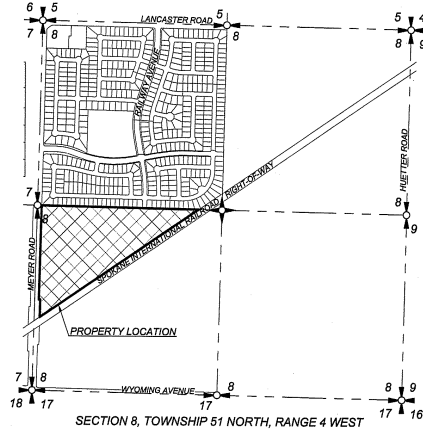
DATED THIS 25 DAY OF January, 2023

Devin Patton
RATHDRUM HEALTH DISTRICT

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN
MET.

DATED THIS 9th DAY OF February, 2023



NOTARY CERTIFICATE

STATE OF IDAHO SS
COUNTY OF KOOTENAI

THIS RECORD WAS KNOWLEDGED BEFORE ME ON THIS 24 DAY OF January IN THE
YEAR 2023, BY TOM ANDERL, A MANAGER OF THE BLUEGRASS DEVELOPMENT, LLC, AN IDAHO LIMITED
LIABILITY COMPANY.

Tom Anderl
NOTARY PUBLIC

Taylor C. Lander
COMM. NO. 2017-0025
NOTARY PUBLIC
STATE OF IDAHO

MY COMMISSION EXPIRES ON 10/27/2023

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF RATHDRUM
SUBDIVISION ORDINANCE. THE REFERENCES AND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE
BOUNDARY LOCATION OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI
COUNTY TITLE COMPANY, INC. DATED JUNE 28, 2022. COMMITMENT NUMBER 418260.

PLAT SURVEY IS BASED ON PUBLIC LAND SURVEY CORNER TIES AND PREVIOUS ADJOINING PLAT WORK AS
DEPicted.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF FIELD TRAVERSING USING A TOPCON GT-503 ROBOTIC
TOTAL STATION AND TOPCON GR-5 GNSS BASE UNIT AND RTK ROVER UNITS.

SURVEYOR'S CERTIFICATE

I, DAVID SCHUMANN, PROFESSIONAL LAND SURVEYOR #4182, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE
PLAT OF BROOKSHIRE SOUTH IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED THEREIN,
UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, ARE IN
CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL
BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE
WITH IDAHO CODE 50-1301 & 50-1303.

David Schumann
DAVID SCHUMANN, PLS

1/23/2023
DATE

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT BLUEGRASS DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY,
DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS
BROOKSHIRE SOUTH, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8 LYING NORTH OF THE
SPOKANE INTERNATIONAL RAILROAD RIGHT-OF-WAY, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY
OF RATHDRUM, KOOTENAI COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEING A 2 INCH ALUMINUM CAP MARKED "PLS
2054P PER CAP" INSTRUMENT NO. 286130800, RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE
SOUTHWEST QUARTER CORNER BEARS SOUTH 01°29'54" WEST A DISTANCE OF 3918.15 FEET; THENCE ALONG THE
NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88°43'22" EAST A DISTANCE OF 60.00 FEET TO A 5/8 INCH REBAR
WITH YELLOW PLASTIC CAP MARKED "PLS 4182" AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF MEYER
ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER, SOUTH 88°43'22" EAST A DISTANCE OF 2281.07
FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182" AT THE INTERSECTION WITH THE
NORTHERLY RIGHT-OF-WAY OF THE SPOKANE INTERNATIONAL RAILROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE SPOKANE INTERNATIONAL RAILROAD, SOUTH 55°59'41"
WEST A DISTANCE OF 2740.59 FEET TO THE INTERSECTION WITH SAID EAST RIGHT-OF-WAY OF MEYER ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°29'54" EAST A DISTANCE OF 250.01 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 88°30'00" WEST A DISTANCE OF 20.00 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°29'54" EAST A DISTANCE OF 1332.91 FEET TO THE
TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 41.151 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS TO BE PROVIDED BY THE CITY OF RATHDRUM;

DOMESTIC WATER FOR THIS PLAT IS TO BE SUPPLIED BY THE CITY OF RATHDRUM;

RIGHTS-OF-WAY AS SHOWN HEREON, AND KNOWN AS BOWMORE LANE, BANFOUR LANE, BALLENTREE LANE,
DOWNS WAY AND RAILWAY AVENUE, ARE HEREBY DEDICATED TO THE CITY OF RATHDRUM. FURTHER, THE
OWNER HEREBY CONSENTS TO THE TERMS AND CONDITIONS OF THE NOTES AND EASEMENT DESCRIPTIONS
DEPicted ON SHEETS 2,3 AND 4 OF THIS PLAT AND EXPRESS OWNERS INTENT TO BE BOUND BY SUCH
OBLIGATIONS AND TO HAVE SUCH OBLIGATIONS RUN WITH THE LAND, BINDING FUTURE OWNERS AS
OWNERSHIP CHANGES IN THE FUTURE, UNLESS EXPRESSLY DEPicted TO THE CONTRARY ON THE FACE OF
THIS PLAT. ALL EASEMENTS PREVIOUSLY OF RECORD OR IN PLAIN VIEW SHALL BE UNIMPAIRED BY THE
FILING OF THIS PLAT.

OWNER, ON BEHALF OF ITSELF, ITS SUCCESSORS, AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES
AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION, MAINTENANCE AND OPERATION
OF PUBLIC FACILITIES AND PUBLIC PROPERTY LOCATED WITHIN AND/OR ADJACENT TO THIS PLAT;

THERE SHALL BE NO DIRECT ACCESS ALLOWED ONTO MEYER ROAD FROM ANY LOTS WITHIN THIS PLAT;

THERE SHALL BE NO DIRECT ACCESS ALLOWED ONTO RAILWAY AVENUE FROM ANY LOTS WITHIN THIS PLAT;

THERE SHALL BE NO DIRECT ACCESS ALLOWED ONTO SPOKANE INTERNATIONAL RAILWAY RIGHT-OF-WAY
FROM ANY LOTS WITHIN THIS PLAT;

LOT 3, BLOCK 5 SHALL ACCESS ONTO BALLENTREE LANE ONLY;

A BLANKET ACCESS AND PUBLIC UTILITY EASEMENT OVER TRACTS A AND B IS HEREBY GRANTED TO THE
PUBLIC IN THE NAME OF THE CITY OF RATHDRUM;

A BLANKET SEWER AND WATER EASEMENT OVER TRACTS C AND D IS HEREBY GRANTED TO THE CITY OF
RATHDRUM;

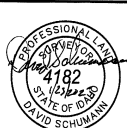
5 FOOT AND 10 FOOT PUBLIC UTILITY EASEMENTS ADJACENT TO TRACTS A AND B ARE HEREBY GRANTED TO
THE PUBLIC IN THE NAME OF THE CITY OF RATHDRUM;

THERE ARE RESTRICTED BUILD ZONES, AS SHOWN HEREON, OVER BLOCK 9. NO BUILDING PERMIT SHALL BE
ISSUED WITHIN THE RESTRICTED BUILD ZONE UNLESS AN APPROVED GEOTECHNICAL DESIGN;

LOTS WITHIN THIS PLAT, EXCEPTING LOT 1, BLOCK 9, ARE SUBJECT TO THE COVENANTS, CODES AND
RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 272314000, RECORDS OF KOOTENAI COUNTY,
REQUIREMENTS OF THE BROOKSHIRE HOMEOWNERS' ASSOCIATION, TOGETHER WITH ANY AND ALL
AMENDMENTS MADE THEREAFTER;

Tom Anderl 1/24/23
TOM ANDERL, MANAGER

BLUEGRASS DEVELOPMENT, LLC



CHECKED BY:	DES
DRAFTED BY:	SMK
SCALE:	N.T.S.
DATE:	01/23/2023
JOB NO:	LCE 21-008
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