

RECEIVED

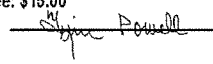
Jan 07, 2025

DEPARTMENT OF
WATER RESOURCES

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 211566

CARIBOU COUNTY, IDAHO
08-04-2023 10:39:05 No. of Pages: 10
Recorded for: FLYING S TITLE AND ESCROW - SODA SPRINGS
Denise Horsley Fee: \$15.00
Ex-Officio Recorder Deputy 
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1101349SOD (ku)**

Date: **July 20, 2023**

For Value Received, **Bear River Meadows, LLC, formerly a Utah limited liability company now a Wyoming limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Eric Engel and Kylee Engel, husband and wife**, hereinafter called the Grantee, whose current address is **2346 W. 2650 N., Clinton, UT 84015**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A and Easement attached hereto as Exhibit B, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

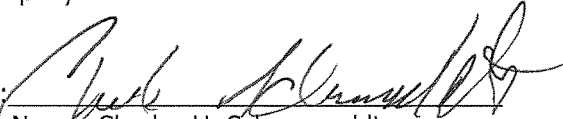
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

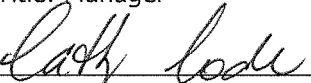
Date: 07/20/2023

Warranty Deed
- continued

File No.: 1101349SOD (ku)

Bear River Meadows, LLC., a Utah limited liability
company

By: 
Name: Charles H. Schvaneveldt
Title: Manager

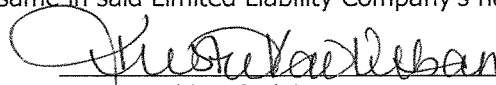
By: 
Name: Cathy Code
Title: Manager

By: _____
Name: Casey Quinn
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Caribou)

On this 21st day of July, 2023, before me, a Notary Public in and for said State, personally appeared **Charles H. Schvaneveldt**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.




Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 9-21-2024

Date: 07/20/2023

Warranty Deed
- continued

File No.: 1101349SOD (ku)

STATE OF Idaho)
SS.
COUNTY OF Caribou)

On this 21st day of July, 2023, before me, a Notary Public in and for said State, personally appeared **Cathy Code**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **she** executed the same in said Limited Liability Company's name.



Kristie Kae Urban
Notary Public of Idaho
Residing at: Soda Springs, Idaho
Commission Expires: 9-21-2024

STATE OF _____)
SS.
COUNTY OF _____)

On this _____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared **Casey Quinn**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

Notary Public of _____
Residing at: _____
Commission Expires: _____

EXHIBIT A

Township 9 South, Range 42 East of the Boise Meridian, Caribou County, Idaho:

Section 29: A parcel of land located in Section 29, Township 9 South, Range 42 East, Boise Meridian, Caribou County, Idaho and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 29, from which the Southeast Corner of Section 29 bears North 89°29'16" East 2681.33 feet; Thence North 89°29'16" East 417.73 feet along the South line of said Section 29 to a point on a fence line, the True Point of Beginning;

Thence North 00°10'29" East 757.79 feet along the said fence line to a fence corner;

Thence North 89°20'53" West 357.85 feet along a fence line;

Thence North 2004.83 feet to a point in the centerline of Bear River;

Thence along the said centerline of Bear River the following 5 courses:

Thence South 46°15'30" East 86.57 feet to the beginning of a 400.00 feet radius tangent centerline curve concave to the Southwest;

Thence Southeasterly along the said centerline curve through a central angel of 32°54'10" a distance of 229.70 feet (chord=South 29°48'25" East 226.56 feet);

Thence South 13°21'20" East 569.39 feet to the beginning of a 316.68 feet radius tangent centerline curve concave to the Northeast;

Thence Northeasterly along the said centerline curve through a central angle of 160°10'00" a distance of 885.26 feet (chord=North 86°33'40" East 623.90 feet);

Thence North 06°28'39" East 342.65 feet;

Thence South 01°20'30" East 2328.82 feet to a point on the said South line of Section 29;

**Thence South 89°29'16" West 667.16 feet along the said South line of Section 29,
To the True Point of Beginning.**

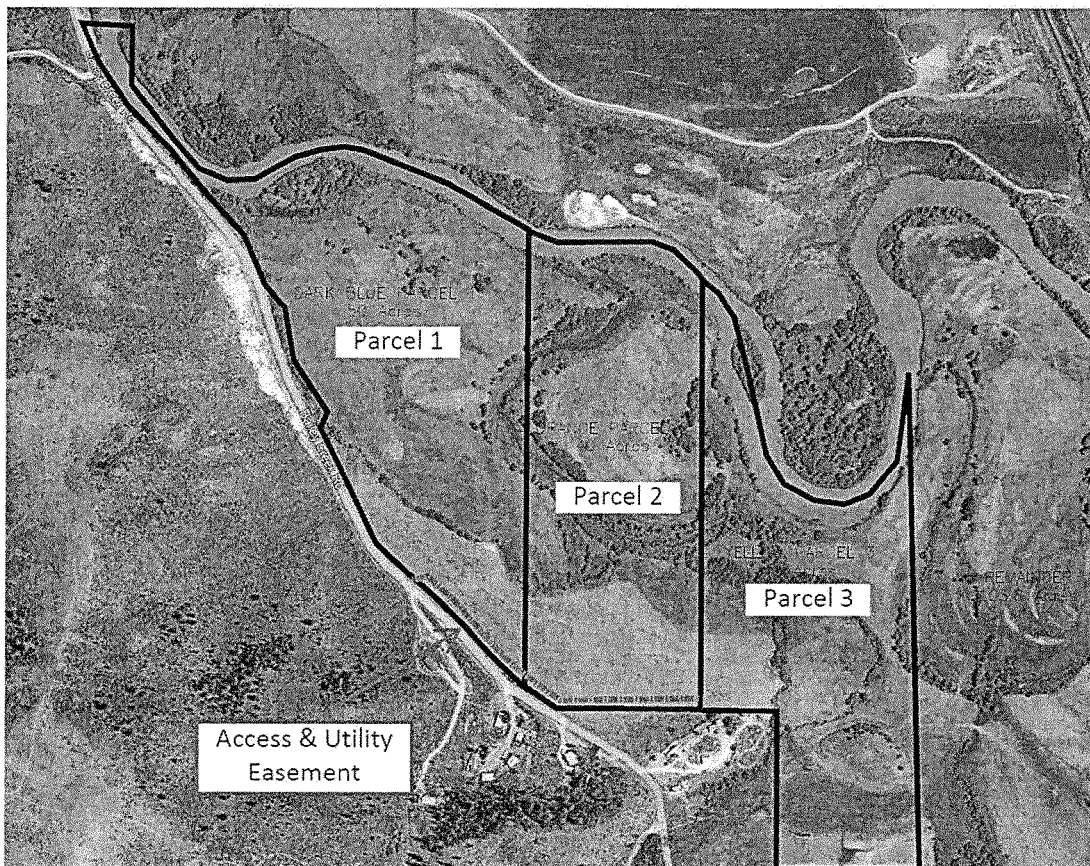
EXHIBIT B

ACCESS & UTILITY EASEMENT

Parcel 3 Easement

The property described in Exhibit A to this Warranty Deed ("Parcel 3") is conveyed together with a non-exclusive perpetual access and utility easement ("Parcel 3 Easement") over, on, across, and through Parcel 1 and Parcel 2 described below for access to Parcel 3 from Bailey Creek Road. The Parcel 3 Easement shall be twenty feet (20') wide, located within sixty feet (60') of the south boundary of Parcel 1 and Parcel 2, as depicted on the Easement Map below. The Parcel 3 Easement includes the right to install and maintain utilities within the easement for the benefit of Parcel 3.

Easement Map



RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
241 S Main Street Suite 1
Soda Springs, ID 83276

E-RECORDED simplifile

ID: 212605
County: Caribou Co., Idaho
Date: 3-21-2024 Time: 13:20:28

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1128271SOD (ku)**

Date: **March 07, 2024**

For Value Received, **Bear River Meadows, LLC, formerly a Utah limited liability company now a Wyoming limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Eric Engel and Kylee Engel, husband and wife**, hereinafter called the Grantee, whose current address is **2346 W. 2650 N., Clinton, UT 84015**, the following described premises, situated in **Caribou County, Idaho**, to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

File No.: **1128271SOD (ku)**

Page 2 of 4

Date: 03/07/2024

Warranty Deed
- continued

File No.: **1128271SOD (ku)**

STATE OF _____)
SS.
COUNTY OF _____)

On this _____ day of March, 2024, before me, a Notary Public in and for said State, personally appeared **Cathy Code**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **she** executed the same in said Limited Liability Company's name.

See Attached .
 Notary Public of _____
 Residing at: _____
 Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

SS.

On this _____ day of March, 2024, before me, a Notary Public in and for said State, personally appeared **Casey Quinn**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

Notary Public of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On March 11, 2024 before me Colleen D. Stormans, Notary Public

Date

Here Insert Name and Title of the Officer

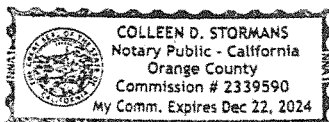
personally appeared Charles H. Schvaneveldt, Cathy Code

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Colleen D. Stormans

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 3-11-2024

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Date: 03/07/2024

Warranty Deed
- continued

File No.: 1128271SOD (ku)

Bear River Meadows, LLC,
formerly a Utah limited liability company
now a Wyoming limited liability company

By: _____

Name: Charles H. Schvaneveldt

Title: Manager

By: _____

Name: Cathy Code

Title: Manager

By: *Casey Quinn*

Name: Casey Quinn

Title: Manager

STATE OF Utah)
ss.

COUNTY OF Wasatch)
Casey Quinn

On this 8th day of March, 2024, before me, a Notary Public in and for said State, personally appeared ~~Charles H. Schvaneveldt~~, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of **Bear River Meadows, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **he** executed the same in said Limited Liability Company's name.

Drew Burnett

Notary Public of Utah

Residing at: Wasatch County, UT, 84114

Commission Expires: October 2027

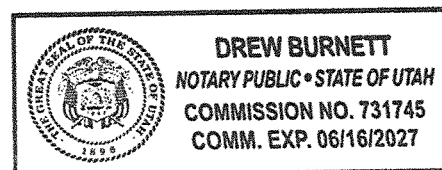


Exhibit "A"

Real property in the County of Caribou, State of Idaho, described as follows:

Township 9 South, Range 42 East of the Boise Meridian, Caribou County, Idaho:

Section 29: A parcel of land located in Section 29, Township 9 South, Range 42 East, Boise Meridian, Caribou County, Idaho, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 29, from which the Southeast Corner of Section 29 bears North 89°29'16" East 2681.33 feet; Thence North 89°29'16" East 1084.89 feet along the South line of said Section 29; Thence North 01°20'30" West 744.66 feet to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173", the True Point of Beginning;

Thence North 01°20'30" West 1584.16 feet to a point in the centerline of Bear River, said point being on a 500.00 feet radius non tangent centerline curve concave to the Southwest whose center bears North 83°31'21" West;

Thence along the centerline of Bear River the following 4 courses:

Thence Northwesterly along the said centerline curve through a central angle of 48°26'50" a distance of 422.78 feet (chord = North 17°44'45" West 410.30 feet) to a point of reverse curvature with a 250.00 feet radius curve concave to the Northeast;

Thence Northeasterly along the said centerline curve through a central angle of 84°01'53" a distance of 366.66 feet (chord = North 00°02'46" East 334.67 feet) to a point of compound curvature with a 342.68 feet radius curve concave to the Southeast;

Thence Northeasterly along the said curve through a central angle of 72°16'39" a distance of 432.28 feet (chord = North 78°12'02" East 404.18 feet) to a point of reverse curvature with a 100.00 feet radius curve concave to the Northeast;

Thence Southeasterly along the said curve through a central angle of 39°04'12" a distance of 68.19 feet (chord = South 85°11'44" East 66.88 feet);

Thence along the boundary of the parcel of land owned by The Randall J. and Zella Corder Family Trust, which parcel is described in Instrument #202206 in the official records of Caribou County, the following 2 courses:

Thence North 83°00'00" East 205.80 feet;

Thence North 90°00'00" East 169.85 feet;

Thence South 00°21'15" West 2418.84 feet to a 5/8" rebar with aluminum cap;

Thence North 89°20'53" West 659.61 feet,

To the True Point of Beginning.

EE kl

Exhibit A (continued)

LEGAL DESCRIPTION
FOR
EASEMENT TO PARCEL 4
OFF EAST SIDE OF MOORE LANE

A 16.50 feet wide, 8.25 feet on each side of centerline, easement for ingress and egress located in Sections 29 and 32 of Township 9 South, Range 42 East, Boise Meridian, Caribou County, Idaho and whose centerline is more particularly described as follows:

Commencing at the South quarter corner of said Section 29, from which the Southeast corner of Section 29 bears North 89° 29' 16" East 2681.33 feet;
Thence North 89° 29' 16" East 1084.89 feet along the South line of said Section 29;
Thence North 01° 20' 30" West 744.66 feet to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173";
Thence South 89° 20' 53" East 659.61 feet to a 5/8" rebar with aluminum cap;
Thence North 00° 21' 15" East 15.69 feet to a 5/8" rebar with aluminum cap, the True Point of Beginning;
Thence South 72° 36' 34" East 545.98 feet;
Thence South 11° 46' 11" East 922.87 feet to the beginning of a 150.00 feet radius tangent curve concave to the Northwest;
Thence Southwesterly along the said curve through a central angle of 47° 17' 27" a distance of 123.81 feet (chord = South 11° 52' 33" West 120.32 feet);
Thence South 35° 31' 16" West 435.14 feet;
Thence South 26° 45' 31" West 398.96 feet;
Thence South 16° 03' 03" West 216.99 feet to the beginning of a 300.00 feet radius tangent curve concave to the Northwest;
Thence Southwesterly along the said curve through a central angle of 31° 51' 33" a distance of 166.81 feet (chord = South 31° 58' 50" West 164.67 feet);
Thence South 47° 54' 36" West 386.70 feet to the beginning of a 60.00 feet radius tangent curve concave to the Northeast;
Thence Northwesterly along the said curve through a central angle of 118° 12' 06" a distance of 123.78 feet (chord = North 72° 59' 21" West 102.97 feet);
Thence North 13° 53' 18" West 136.65 feet to the beginning of a 250.00 feet radius tangent curve concave to the Southeast;
Thence Northeasterly along the said curve through a central angle of 32° 17' 14" a distance of 140.88 feet (chord = North 02° 15' 19" East 139.02 feet) to a point of reverse curvature with a 79.08 feet radius curve concave to the Southwest;
Thence Northwesterly along the said curve through a central angle of 105° 59' 45" a distance of 146.30 feet (chord = North 34° 35' 56" West 126.31 feet) to the East end of Moore Lane.
Sidelines of the above described easement are to lengthen or shorten as necessary to begin on a line South 00° 21' 15" West and North 00° 21' 15" East from the beginning and end on the East end of Moore Lane.

ll CS
cc cc

1-23105

EE KE

Exhibit A (continued)

LEGAL DESCRIPTION
FOR
EASEMENT TO PARCEL 4
OFF EAST SIDE OF MOORE LANE

A 16.50 feet wide, 8.25 feet on each side of centerline, easement for ingress and egress located in Sections 29 and 32 of Township 9 South, Range 42 East, Boise Meridian, Caribou County, Idaho and whose centerline is more particularly described as follows:

Commencing at the South quarter corner of said Section 29, from which the Southeast corner of Section 29 bears North 89° 29' 16" East 2681.33 feet;
Thence North 89° 29' 16" East 1084.89 feet along the South line of said Section 29;
Thence North 01° 20' 30" West 744.66 feet to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173";
Thence South 89° 20' 53" East 659.61 feet to a 5/8" rebar with aluminum cap;
Thence North 00° 21' 15" East 15.69 feet to a 5/8" rebar with aluminum cap, the True Point of Beginning;
Thence South 72° 36' 34" East 545.98 feet;
Thence South 11° 46' 11" East 922.87 feet to the beginning of a 150.00 feet radius tangent curve concave to the Northwest;
Thence Southwesterly along the said curve through a central angle of 47° 17' 27" a distance of 123.81 feet (chord = South 11° 52' 33" West 120.32 feet);
Thence South 35° 31' 16" West 435.14 feet;
Thence South 26° 45' 31" West 398.96 feet;
Thence South 16° 03' 03" West 216.99 feet to the beginning of a 300.00 feet radius tangent curve concave to the Northwest;
Thence Southwesterly along the said curve through a central angle of 31° 51' 33" a distance of 166.81 feet (chord = South 31° 58' 50" West 164.67 feet);
Thence South 47° 54' 36" West 386.70 feet to the beginning of a 60.00 feet radius tangent curve concave to the Northeast;
Thence Northwesterly along the said curve through a central angle of 118° 12' 06" a distance of 123.78 feet (chord = North 72° 59' 21" West 102.97 feet);
Thence North 13° 53' 18" West 136.65 feet to the beginning of a 250.00 feet radius tangent curve concave to the Southeast;
Thence Northeasterly along the said curve through a central angle of 32° 17' 14" a distance of 140.88 feet (chord = North 02° 15' 19" East 139.02 feet) to a point of reverse curvature with a 79.08 feet radius curve concave to the Southwest;
Thence Northwesterly along the said curve through a central angle of 105° 59' 45" a distance of 146.30 feet (chord = North 34° 35' 56" West 126.31 feet) to the East end of Moore Lane.
Sidelines of the above described easement are to lengthen or shorten as necessary to begin on a line South 00° 21' 15" West and North 00° 21' 15" East from the beginning and end on the East end of Moore Lane.

 CS CC
1-23105

EE KE

Parcel 4 Easement:

The Property described in Exhibit A to this Warranty Deed ("Parcel 4") is conveyed with an exclusive access and egress over the described Easement from Moores Lane. This non assignable or transferable easement is granted to Eric Engel and Kylee Engel and immediate family.

EE KE

CS CC CQ

Parcel 4 Easement:

The Property described in Exhibit A to this Warranty Deed ("Parcel 4") is conveyed with an exclusive access and egress over the described Easement from Moores Lane. This non assignable or transferable easement is granted to Eric Engel and Kylee Engel and immediate family.

EE

KE

CS

CC

CC

A handwritten signature in black ink, appearing to be 'CC' followed by a stylized flourish or 'L'.

THE RANDALL J. AND ZELLA S. CORDER FAMILY
TRUST INSTR. # 202206

EE KE

CQ

CC

CS

FOUND 5/8" REBAR
W/ ALM PLS
4735 CAP

C1-C4 FOLLOWS CENTERLINE OF BEAR
RIVER

CENTERLINE BEAR RIVER

PARCEL 4
40.0 Acres

THERE ARE NO BUILDINGS ON
THIS PARCEL

FOUND 5/8" REBAR W/ ALM
PLS 13173 CAP 441.50' OFF PROP
COR ON PROP LINE

ERIC ENGEL AND KYLEE ENGEL INSTR. #
211566 RECORD OF SURVEY INSTR. # 184704
AND 212317

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL OF
LAND FROM A PORTION OF THE LAND OWNED BY BEAR RIVER
MEADOWS, LLC. THE CURRENT DEED IS RECORDED AS
INSTRUMENT # 181447 IN THE OFFICIAL RECORDS OF CARIBOU
COUNTY. THE ENTIRE PROPERTY WAS PREVIOUSLY SURVEYED
AS SHOWN ON THE SURVEY RECORDED AS INSTRUMENT #
184704 IN THE OFFICIAL RECORDS OF CARIBOU COUNTY. THIS
SURVEY USED THAT SURVEY AS A REFERENCE AND BASIS OF
BEARING FOR THE OVERALL BOUNDARY. THE OWNERS OF THE
PARCEL WILL WORK WITH CARIBOU COUNTY PLANNING AND
ZONING TO MAKE THIS PARCEL SPLIT SANCTIONED. THIS
SURVEY WAS DONE UNDER THE DIRECTIONS OF CHUCK
SCHVANEVELDT. THE PARCEL DOES NOT TOUCH A ROAD. THE
SURVEY RECORDED AS INSTRUMENT # 212317 WAS USED AS A
REFERENCE.

SOUTH QUARTER CORNER
SECTION 29 FOUND PLS
1252 ALM CAP MONUMENT
AS SHOWN ON CPFR INSTR.
148469

FOUND 5/8" REBAR W/
ALM PLS 13173 CAP

N 89°29'16" E 2681.33'
SECTION LINE BASIS OF BEARING

BEAR RIVER MEADOWS, LLC INSTR.
181447 RECORD OF SURVEY
INSTR. # 184704

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	422.78	500.00	48°26'50"	N 17°44'45" W	410.30
C2	366.66	250.00	84°01'53"	S 00°02'46" W	334.67
C3	432.28	342.68	72°16'39"	S 78°12'02" W	404.18
C4	68.19	100.00	39°04'12"	S 85°11'44" E	68.88

LINE	BEARING	DISTANCE
L1	N 83°00'00" E	205.80'
L2	N 90°00'00" E	169.85'

LEGAL DESCRIPTION
FOR
PARCEL 4

A PARCEL OF LAND LOCATED IN SECTION 29,
TOWNSHIP 9 SOUTH, RANGE 42 EAST, BOISE
MERIDIAN, CARIBOU COUNTY, IDAHO AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER
OF SAID SECTION 29, FROM WHICH THE SOUTHEAST
CORNER OF SECTION 29 BEARS NORTH 89° 29' 16"
EAST 2681.33 FEET;
THENCE NORTH 89° 29' 16" EAST 1084.89 FEET
ALONG THE SOUTH LINE OF SAID SECTION 29;
THENCE NORTH 01° 20' 30" WEST 744.66 FEET TO
A 5/8" REBAR WITH ALUMINUM CAP LABELED, "A.A.
HUDSON, PLS 13173", THE TRUE POINT OF
BEGINNING;
THENCE NORTH 01° 20' 30" WEST 1584.16 FEET TO
A POINT IN THE CENTERLINE OF BEAR RIVER, SAID
POINT BEING ON A 500.00 FEET RADIUS NON
TANGENT CENTERLINE CURVE CONCAVE TO THE
SOUTHWEST WHOSE CENTER BEARS NORTH 83° 31'
21" WEST;
THENCE ALONG THE SAID CENTERLINE OF BEAR
RIVER THE FOLLOWING 4 COURSES:
THENCE NORTHWESTERLY ALONG THE SAID
CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF
48° 26' 50" A DISTANCE OF 422.78 FEET (CHORD =
NORTH 17° 44' 45" WEST 410.30 FEET) TO A POINT
OF REVERSE CURVATURE WITH A 250.00 FEET
RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE NORTHEASTERLY ALONG THE SAID
CENTERLINE CURVE THROUGH A CENTRAL ANGLE OF
84° 01' 53" A DISTANCE OF 366.66 FEET (CHORD =
NORTH 00° 02' 46" EAST 334.67 FEET) TO A POINT
OF COMPOUND CURVATURE WITH A 342.68 FEET
RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG THE SAID CURVE
THROUGH A CENTRAL ANGLE OF 72° 16' 39" A
DISTANCE OF 432.28 FEET (CHORD = NORTH 78°
12' 02" EAST 404.18 FEET) TO A POINT OF
REVERSE CURVATURE WITH A 100.00 FEET RADIUS
CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG THE SAID CURVE
THROUGH A CENTRAL ANGLE OF 39° 04' 12" A
DISTANCE OF 68.19 FEET (CHORD = SOUTH 85° 11'
44" EAST 68.88 FEET);
THENCE ALONG THE BOUNDARY OF THE PARCEL OF
LAND OWNED BY THE RANDALL J. AND ZELLA S.
CORDER FAMILY TRUST, WHICH PARCEL IS DESCRIBED
IN INSTRUMENT # 202206 IN THE OFFICIAL RECORDS
OF CARIBOU COUNTY, THE FOLLOWING 2 COURSES:
THENCE NORTH 83° 00' 00" EAST 205.80 FEET;
THENCE NORTH 90° 00' 00" EAST 169.85 FEET;
THENCE SOUTH 00° 21' 15" WEST 2418.84 FEET TO
A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 89° 20' 53" WEST 659.61 FEET TO
THE TRUE POINT OF BEGINNING.
CONTAINING 40.0 ACRES OF LAND.

SOUTHEAST CORNER
SECTION 29 FOUND
5/8" REBAR W/ PLS
4735 ALM CAP AS
SHOWN ON CPFR
INSTR. # 181376



SCALE: 1 INCH = 150 FEET



BASIS OF BEARINGS
FROM THE SOUTH QUARTER CORNER OF SECTION
29 THE SOUTHEAST CORNER OF SECTION 29
BEARS N 89°29'16" E

CENTERLINE BEAR RIVER

SET 5/8" REBAR W/ ALM
PLS 13173 CAP 700.00' OFF PROP
COR ON PROP LINE

RAILROAD

LEGEND

EXISTING FENCE	---
DEED (RECORD) LINE	---
BY (RECORD)	---
SECTION CORNER	⊕
SECTION 1/4 CORNER	⊙
SET 5/8" REBAR W/ ALM	•
CAP PLS 13173	◦
FOUND 5/8" REBAR W/ CAP	◊
AS NOTED	
POINT NOT FOUND OR SET	

PARCEL SPLIT RECORD OF SURVEY
FOR

BEAR RIVER MEADOWS, LLC.

SECTION 29, TOWNSHIP 9 SOUTH, RANGE 42 EAST, BOISE MERIDIAN
CARIBOU COUNTY, IDAHO

REVISIONS	SURVEYED BY:	OFFICE WORK BY:	FIELD BOOK NO.	COMPLETION DATE
1	CB	TC	---	---
2	REF 08154			
PROJECT NO.	23105			JAN 2024

LAND SURVEYORS

A.A. HUDSON

AND

ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED
LAND SURVEYOR IN THE STATE OF IDAHO THAT I HOLD CERTIFICATE
NUMBER 13173 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS
PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND
DESCRIBED ON THIS PLAT.

TIMOTHY LYNN CHRISTENSEN

DATE

POINT NOT FOUND OR SET

DRAWING: 23105.dwg