



Parcel Information

Parcel #: **RP01754000010A**
Site Address: Westmond Rd
Sagle ID 83860
Owner: Bear Creek Equity
Investments, LLC
PO Box 2038
Sandpoint ID 83864 -
Twn/Range/Section: 55N / 02W / 05
Parcel Size: 2.53 Acres (66,734 SqFt)
Lot Dimensions:

Plat/Subdivision:
Census Tract/Block: 950801 / 2003
Levy: 620000 / 0.0043
Deeds: 1036869 PL;1018953
WD;1017998 WD
Total Land Value: \$168,513.00
Total Impr Value: \$0.00
Total Value: \$168,513.00

Tax Information

Tax Year	Annual Tax
2024	\$0.00
2023	\$0.00
2022	\$0.00

Legal

5-55N-2W WESTMOND NORTH LOT 1

Land

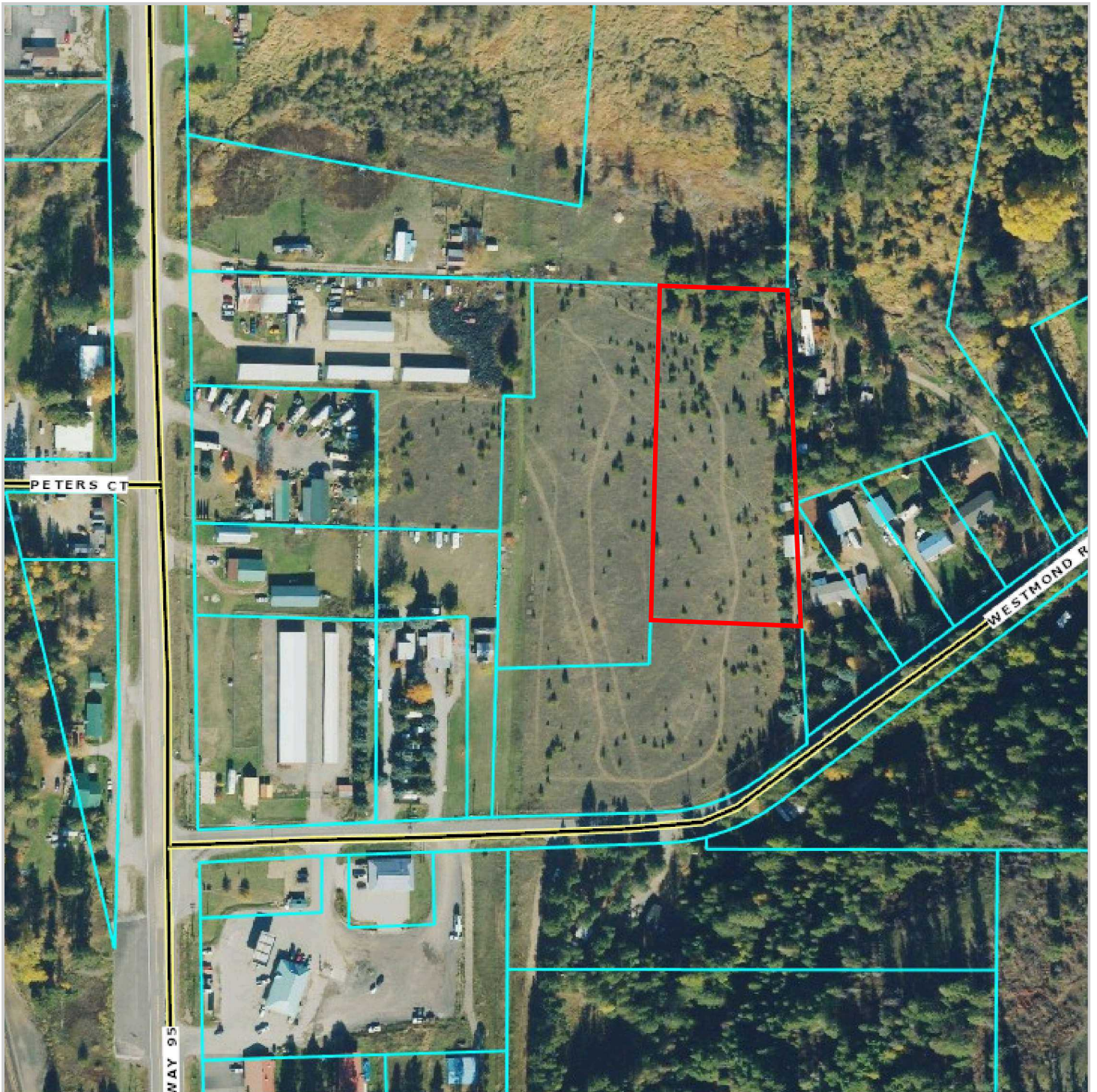
Land Use: 515 - Land resid rural subdv vac
Land Categories:
Recreation:

Zoning: Rural Service Center
Building Categories:
School District: 84 - Lake Pend Oreille

Improvement

Year Built:	Bathrooms:	Finished SqFt:
Stories:	Bedrooms:	Heat:
A/C:	Garage:	Roof:
Basement:	Carport:	Pool:
Condition:	Fireplace:	Foundation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



HIGHWAY 95

PETERS CT

WESTMOND R



FLYING S
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Instrument # 1018953
Bonner County, Sandpoint, Idaho
04/14/2023 11:39:07 AM No. of Pages: 3
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

Escrow No.: N-63595

WARRANTY DEED

FOR VALUE RECEIVED, **Jeffrey P. Tutino, a single man**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Bear Creek Equity Investments, LLC, an Idaho limited liability company**, Grantee, whose address is: PO Box 2038, Sandpoint, ID 83864 the following described premises, County of Bonner, State of Idaho to-wit:

See attached Exhibit "A" which is made a part hereof

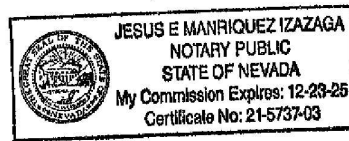
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. April 7, 2023



Jeffrey P. Tutino

STATE OF Nevada)
COUNTY OF Douglas)SS.



On this 11th day of April, 2023, before me, a Notary Public in and for said State, personally appeared Jeffrey P. Tutino, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jesus E Manriquez Izazaga Douglas Nevada
Notary in and for said County and State
Residing at: 1542 US HWY 395 N Gardnerville Nevada 89416
Commission Exp.: 12-23-25

Order Number: N-63595

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at the East Quarter Corner of said Section 5;
thence South 89° 57'27" West, 1668.78 feet;
thence South 0° 16'14" West 459.84 feet to the True Point of Beginning;
thence South 3° 07'33" East 697.06 feet to the Northerly right of way line of an existing County Road; thence continuing South 3° 07'33" East 24.13 feet to the centerline of said County Road;
thence along said centerline as follows:
South 52° 51'38" West, 73.90 feet;
thence 174.50 feet along a curve to the right having a radius of 289.18 feet, a central angle of 34° 34'30" and a chord that bears South 70° 08'53" West, 171.87 feet;
thence South 87° 26'08" West, 302.36 feet;
thence leaving said centerline, North 0° 24'43" West, 18.76 feet to the Southeast Corner of Tax No. 41, described in Book 179 of Deeds, page 131, records of Bonner County, Idaho;
thence North 0° 24'43" West, 311.15 feet;
thence South 87° 26'12" West, 140.00 feet; being also the Southeast Corner of Tax No. 35, as described in Book 135 of Deeds, page 117, records of Bonner County, Idaho;
thence North 0° 24'42" West, 351.67 feet along the West line of said Tax No. 35 and Tax No. 38, as described in Book 144 of Deeds, page 277, records of Bonner County, Idaho, to the Northeast Corner of Tax No. 38, being also a point on the South Line of Tax No. 45, described in Miscellaneous, Book 62, page 459, records of Bonner County, Idaho;
thence South 88° 15'41" East, 241.69 feet;
thence North 1° 46'45" West, 179.95 feet;
thence South 88° 21'46" East, 392.23 feet to the True Point of Beginning;

EXCEPT a strip of land 20 feet in width lying Northwesterly of the centerline of the aforementioned County Road.

AND ALSO EXCEPT that part lying West of the West line of the Pacific Gas Transmission Company Easement as described in Book 26 of Miscellaneous, Page 534 and Notice of Location, recorded as Instrument Nos. 83968, 206985 and 217059, records of Bonner County.

Tax Master

Parcel: **RP55N02W057850**

Status: **Inactive - Terminated**
Tax year: **2024**
Acct type: —

Bill: 48196
Date billed: —
Compliance: —
Code area: 62-0000

Bank code: PESC
FLB: —
Owner code: —
P.U.P.:

Primary owner:

BEAR CREEK EQUITY INVESTMENTS, LLC
PO BOX 2038, SANDPOINT ID 83864 USA

Situs Address:

0 WESTMOND RD, SAGLE, ID 83860

Legal Description:

5-55N-2W TAX 56 LESS TAX 70

Tax Breakdown	
Market Value	\$ 277,557
Exemption	- \$ 0
Homeowner Exemption	- \$ 0
Net Market Value	<u>\$ 277,557</u>
Gross Tax Amount	\$ 958.72
Tax Credits ?	- \$ 0.00
Special Charges	+ \$ 58.24
Net Tax Billed	<u>\$ 1,016.96</u>
Tax Payments	\$ 1,016.96
Taxes Cancelled	+ \$ 0.00
Specials Cancelled	+ \$ 0.00
Remaining Tax Due	<u>\$ 0.00</u>

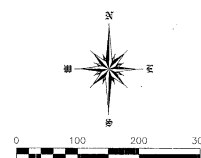
1036869

Bk 22 Pg 22

Pg 1082

WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,
TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- ▲ SECTION CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- SET 1/2" X 24" REBAR AND CAP, "GLAHE EASEMENT"
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 974
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187
- (R1) RECORD OF SURVEY, INST. NO. 234384

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD83 SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.0000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001486221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'32.7" AT THE EAST QUARTER CORNER OF SECTION 5.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C09506, EFFECTIVE 11/17/2009.

Instrument # 1036869 B; 22 P; 22
 Bonner County, Idaho
 Registered Professional Land Surveyor
 License # 234384
 Date of Issue 8/24/2024
 State of Idaho
 Title: PLAT

SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, CREATING LOTS 1-3. SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 3) A RECORD OF SURVEY, BY PLS 3461, INSTRUMENT NO. 234384, ESTABLISHES A CENTERLINE FOR WESTMOND ROAD AND NOTES THAT THE RIGHT-OF-WAY OF SAID ROAD IS UNKNOWN. PER WARRANTY DEED, INSTRUMENT NO. 1018953, THE SOUTHERLY BOUNDARY OF THE PARENT PARCEL LIES 20 FEET NORTH OF THE CENTERLINE OF WESTMOND ROAD. THUS IT WAS DETERMINED THAT THE NORTHERLY RIGHT-OF-WAY OF WESTMOND ROAD 20 FEET WIDE.
- 5) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING HDS ODSX AND TRIMBLE BUSINESS CENTER.



1/4	Survey	Amended	Revised	ADDITIONAL	IDAHO
5	55	N	2	W	
PROJECT # 23-042-0206 DRAWING NAME: 23-042-0206-KALONG					
WESTMOND NORTH GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-885-4474					Scale: 1"=100' Checked By: ELAG Drawn By: ELAG Plot Date: 7/17/2024 Sheet: 1 of 1

1036869

Bk 22 Pg 22

Pg 2 of 2

WESTMOND NORTH

LYING IN A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'WESTMOND NORTH' BEING A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 89° 25'17" WEST, A DISTANCE OF 1688.01 FEET;
THENCE SOUTH 00°58'48" WEST, A DISTANCE OF 459.99 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°30'57" EAST, A DISTANCE OF 324.78 FEET;
THENCE SOUTH 02°29'13" EAST, A DISTANCE OF 371.87 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF WESTMOND ROAD;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 53°36'11" WEST, A DISTANCE OF 89.09 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 162.36 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 268.11 FEET, AND A CENTRAL ANGLE OF 34°41'45";
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 88°17'58" WEST, 260.41 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 01°34'07" EAST, A DISTANCE OF 646.97 FEET;
THENCE SOUTH 87°42'02" EAST, A DISTANCE OF 46.17 FEET;
THENCE NORTH 00°55'53" WEST, A DISTANCE OF 179.70 FEET;
THENCE SOUTH 87°41'31" EAST, A DISTANCE OF 392.15 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH A 30-FOOT WIDE EASEMENT FOR UTILITIES, INGRESS AND EGRESS, ACROSS LOT 2, FOR THE BENEFIT OF LOT 3.
TOGETHER WITH A 30-FOOT WIDE EASEMENT FOR UTILITIES, INGRESS AND EGRESS, ACROSS LOT 2, FOR THE BENEFIT OF LOT 1.
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC

07-17-2024 DATE

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 17th DAY OF July, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

Wanda Seave
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF Idaho

RESIDING AT: Sandpoint

MY COMMISSION EXPIRES: 4/16/29



DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PRELIMINARY TITLE COMMITMENT, FILE NO. N-83595, DATED MARCH 9, 2023.

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREON FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL HERETO AS GRANTED TO PACIFIC GAS TRANSMISSION COMPANY IN A DOCUMENT RECORDED JANUARY 18, 1960, AS (INSTRUMENT) 74085 (BOOK) 26 OF M30, (PAGE) 534, OFFICIAL RECORDS;
- NOTICE OF LOCATION, RECORDED FEBRUARY 9, 1962, AS (INSTRUMENT) 63968 (BOOK) 29 OF M30, (PAGE) 416 OFFICIAL RECORDS;
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED OCTOBER 26, 1978, AS (INSTRUMENT) 205885 AND 207024 OFFICIAL RECORDS;
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED JULY 25, 1978, AS (INSTRUMENT) 317059 OFFICIAL RECORDS.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JUNE 7, 1971, AS (INSTRUMENT) 133623, OFFICIAL RECORDS.
- RECORD OF SURVEY RECORDED SEPTEMBER 21, 1980, AS (INSTRUMENT) 234384, OFFICIAL RECORDS.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SUBJECT TO THE RIGHT, TITLE AND INTEREST OF GENE E FITZGERALD AND NANCY E FITZGERALD, HUSBAND AND WIFE, AS TO THE NORTH 213.0 FEET OF SAID PROPERTY THAT WAS EXCEPTED OUT OF WARRANTY DEED RECORDED FEBRUARY 25, 2005, AS INSTRUMENT NO. 670838, RECORDS OF BONNER COUNTY, IDAHO.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 6th DAY OF August, 2024.

John R. Hill
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 6th DAY OF August, 2024.

John R. Hill
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. TO 20240816 14879

7-25-24

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS 23 DAY OF JULY, 2024.

Joel L. Andring
BONNER COUNTY SURVEYOR, JOEL L. ANDRING, PLS 13548

SANITARY RESTRICTION

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 SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS OR A SHARED WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY A COMMUNITY DRAINFIELD.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023.

DATED THIS 18th DAY OF July, 2024.

Christina Kester
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 13th DAY OF Aug, 2024, AT 1:23 O'CLOCK P.M. IN BOOK 22 OF PLATS AT PAGE 22, AT THE RECORDER'S OFFICE.

H. Rosale
COUNTY RECORDER

\$ 11.00 FEE

Instrument # 1836869 of 22 p. 22
Serial # 202407131836869, Idaho
Recording Fee: \$11.00
Idaho State Fee: \$0.00
Index Fee: \$0.00
TOTAL: \$11.00



1/4	Section	Range	Meridian
5	55	2	N
		W	

PROJECT # 23-042
DRAWING NAME: 23-042_GDGE_MLD_KALJWDG
Plot Date: 7/17/2024

WESTMOND NORTH

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
800-505-4474

Scale: N/A
Created By: TLAG
Drawn By: EJM
Sheet: 2 of 2