

# County Deed

**Parcel Number:** 50N05W044300

**AIN:** 162216

Grantor, KOOTENAI COUNTY, a political subdivision of the State of Idaho, for good and valuable consideration received, does hereby grant, convey and transfer unto the CITY OF POST FALLS, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with a mailing address of 408 N. Spokane Street, Post Falls, ID 83854, (hereafter the “Grantee”), and to the Grantee’s successors and assigns forever, all right, title and interest in the real property described in **Exhibit A** attached and incorporated herein; together with all tenements, hereditaments and appurtenances belonging thereto.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

## KOOTENAI COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Bruce Mattare, Chair

ATTEST: Clerk of the District Court

\_\_\_\_\_  
Deputy Clerk

STATE OF IDAHO     )  
County of Kootenai    )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public for the State of Idaho, personally appeared **Bruce Mattare** known or identified to me to be the Chair of the Kootenai County Board of Commissioners and signed the foregoing instrument in his official capacity, and acknowledge to be that he executed the same. WITNESS my signature and official seal.

\_\_\_\_\_  
Notary Public for the State of Idaho  
Residing in Kootenai County  
Commission Expires: \_\_\_\_\_

Accepted by: CITY OF POST FALLS

By: \_\_\_\_\_  
**Ronald G. Jacobson, Mayor**

Attest: \_\_\_\_\_  
**Shannon Howard, City Clerk**

STATE OF IDAHO     )  
County of Kootenai    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary for the State of Idaho, personally appeared **Ronald G. Jacobson and Shannon Howard**, known or identified to me to be the **Mayor** and **City Clerk**, respectively of the City of Post Falls, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such 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 in Kootenai County  
Commission Expires: \_\_\_\_\_

## Exhibit A

Kootenai County Parcel Number: 50N05W044300

That portion of the abandoned Chicago Milwaukee St. Paul Railroad right of way lying in the Northwest quarter of Section 4, Township 50 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, as shown on sheets 204B and 204C of that certain survey recorded as Book 30, Page 204, Records of Kootenai County, Idaho, and being more particularly described as follows;

Commencing at the North quarter corner of said section 4, from which the Northwest section corner bears N 88°56'57" West, a distance of 2644.28 feet;

Thence S 1°05'11" W along the East line of said Northwest quarter, a distance of 1703.07 feet, to a 5/8 inch rebar with no cap set for the Northeast corner of lot 15, Block 1 of McGuire Estates. Said point being on the South right of way of said abandoned railroad right of way, and being the **TRUE POINT OF BEGINNING** of the following described parcel;

Thence along said East line of the Northwest quarter, N 1°05'11" E, a distance of 105.91 feet, to a point on the Northern right of way of said abandoned railroad right of way;

Thence along said right of way, S 71°53'39" W, a distance of 1164.00 feet, to the point of curvature of a non tangent curve concave to the North. Said curve having a radius of 5680.00 feet, a delta angle of 2°23'08", and a chord bearing S73°05'13"W, a distance of 236.48 feet;

Thence along said curve, a distance of 236.50 feet, to a point on the line common to Government lots 2 and 3 of said Section 4;

Thence along said Government lot line, N 1°20'02" E, a distance of 20.92 feet, to a point of curvature of a non tangent curve concave to the North. Said curve having a radius of 5660.00, a delta of 7°10'23", and a chord bearing S 77°48'15" W, a distance of 708.14 feet;

Thence leaving said Government lot line and following said curve a distance of 708.60 feet, to a point of tangency;

Thence S 81°23'27" W, a distance of 609.19 feet, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 12463", at the intersection of the North line of said Right of way, and the East right of way line of McGuire Road;

Thence along said East right of way of McGuire Road, S 0°56'59" W, a distance of 101.46, to a 5/8 inch rebar with a yellow plastic cap marked "PLS 12463", at the intersection of the South line of said abandoned railroad right of way and the North boundary of the Plat of McGuire Estates, as recorded in Book E of plats, Page 217, Records of Kootenai County, Idaho;

Thence along said North boundary of the Plat of McGuire Estates the following six courses:

- 1) N81°23'27" E, a distance of 626.03 feet, to the point of curvature of a curve concave to the North. Said curve having a radius of 5760.00 feet, a delta angle of 6°52'01", and a chord bearing N 77°57'26" E, 689.94 feet;
- 2) Thence along said curve, a distance of 690.35, to a point intersecting said line common to Government lots 3 and 4;
- 3) Thence along said Government lot line, S 1°20'02" W, a distance of 20.91 feet;
- 4) Thence leaving said Government lot line, N 73°12'56" E, a distance of 274.21 feet;
- 5) Thence N 71°46'02" E, a distance of 126.37 feet;
- 6) Thence N 71°53'39" E, a distance of 999.82 feet, to the **TRUE POINT OF BEGINNING**, and the terminus of this described parcel.

**LESS** any portions having been conveyed as right of way.

Said parcel contains 271,280.23 square feet, or 6.228 acres, more or less.