



## CONDITIONAL USE PERMIT

Permit info: CUPFY2024-0010

Application Date: 9/26/2024

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name:	Name:
Company: EquipmentShare.com Inc / Givens Pursley LLP (Representative)	Company: Chinden Properties Two LLC
Address: 4665 W Chinden Blvd	Address: 11661 San Vincente Blvd # 850
City: Garden City	City: Los Angeles
State: ID Zip: 83714	State: CA Zip: 90049
Tel.: 208-388-1200	Tel.:
E-mail: Elizabeth Koeckeritz: eak@givenspursley.com kristenmcneill@givenspursley.com	E-mail:

**PROPERTY AND DESIGN INFORMATION:** [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address:

4665 W Chinden Blvd

Subdivision Name: Randall Acres Subdivision No. 3	Lot:	Block:
Tax Parcel Number: R7334140005	Zoning: C-1	Total Acres: 5.2 acres
Proposed Use: Equipment Rental and Sales	Floodplain: YES	<b>NO</b>

Describe the proposed use:

See narrative for details.

Will you be making changes to the structure(s)?	YES	<b>NO</b>
If no, will you be changing the occupancies as defined by the <a href="#">IBC</a> ?	YES	<b>NO</b>
Check any that are applicable to this application:	I will build a new structure	
<i>*If any of the first three boxes are checked, a <a href="#">Design Review</a> Application is required*</i>	I will add 25% or more to the floor area of an existing building	
	I will alter, replace rehabilitate or restore 25% or more of a store façade.	

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**How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?**

See narrative.

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**Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?**

See narrative.

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**How does the use affect the health, safety or welfare of the community?**

See narrative.

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**How does the use support the goals of the Comprehensive Plan?**

See narrative.

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**How far is the proposed use from a pedestrian/bicycle pathway?**

See narrative.

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I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.



9/25/2024

Signature of the Applicant

(date)

Signature of the Owner

(date)

## APPLICATION INFORMATION REQUIRED

**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- ☒ Compliance Statement and Statement of Intent
  - ☒ Neighborhood Map
  - ☒ Fire Flow / Ability to Serve
  - ☒ 11"x17" Site Plan
  - ☐ Irrigation/Ditch Company Authorization Letter
  - ☐ Landscape Plan
  - ☒ Photos of Site
  - ☒ Neighborhood Meeting Verification
  - ☒ Affidavit of Legal Interest
  - ☐ Waiver Request of Application Materials
  - ☐ Structural Documentation
- (if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)
- \*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*



## **PLEASE CHECK THE FOLLOWING:**

### INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☐ Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- ☐ Should include purpose, scope, and intent of project
- ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☐ 8 ½" x 11" size minimum
- ☐ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☐ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### INFORMATION REQUIRED ON SITE PLAN:

- ☐ Scale not less than 1" = 20', legend, and north arrow.
- ☐ Property boundary, dimensions, setbacks and parcel size.
- ☐ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☐ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

- ☐ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

**INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:**

- ☐ Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- ☐ Copy of notice sent to property owners within 300' of an applicable property
- ☐ List of notice recipients with names and addresses
- ☐ Sign-up sheet from meeting

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- ☐ Statement must include a list of the application materials to be waived and an explanation for the request

**STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):**

- ☐ **Industrial treatment compliance: a statement answering the following questions:**
  - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
  - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
  - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- ☐ **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4"= 1' scale (with scale noted on plans) identifying:**
  - Use and square footage per room (i.e. office, storage, restroom, etc.)
  - Primary Occupancy Classification (2018 IBC sec 303-312)
  - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
  - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
  - Electrical panels interior and exterior
  - Gas meter location
  - Fire extinguisher locations and size
  - Emergency lighting locations
  - Illuminated exit sign locations
  - Fire sprinkler riser location
  - Fire alarm panel location
  - Commercial cooking operation location, including size and type of hoods and grease traps
  - Spray finishing operation location
  - Flammable or combustible product locations
  - Welding operation locations
  - Rack storage locations

*Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."*





## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

March 31, 2021

Subject: Ability to Provide Fire Flows

**Fire Flow Information:**

Address fire flow requested for: 4665 W Chinden Blvd

Fire hydrant serving this address: 1056

Fire flow Garden City is able to provide is 1500 gpm at 20 psi residual for 2 hours.

**Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1500 gpm

For questions please contact the Garden City permitting desk at 208-472-2921.

Sincerely,

Garden City Public Works Water Division

cc:  
Applicant  
File



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

5 April 2021

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

Subject: **Equipment Share  
4665 West Chinden Boulevard  
Parcel Number R7334140005  
Water and Sanitary Sewer Ability to Serve  
ATSFY2021-0011**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 31 March 2021 (fire hydrant 1056) from the Garden City Public Works Water Division. Said system is capable of providing fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sanitary mainline extensions or sewer service connections must be coordinated, reviewed and approved by the city prior to installation. The applicant must verify location and available grade to the city sewer system. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

ec. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City

Mr. Chad Vaughn  
Garden City Public Works Water Division

September 25, 2024

City of Garden City  
Development Services  
6015 N. Glenwood Street  
Garden City, Idaho 83714

Dear Planning & Zoning Commissioners and Planning Staff,

On behalf of EquipmentShare (the “**Applicant**”), we are pleased to submit the enclosed application for a conditional use permit (“**CUP**”) to operate an Equipment Rental and Sales business in the C-1 zoning district. The Applicant previously applied for and received a CUP to operate this type of business at 4665 W. Chinden Boulevard in Garden City (APN R7334140005) (the “**Property**”) file number CUPFY2021-0010 on May 19, 2021 (the “**Original Approval**”). Due to ongoing and lengthy discussions with ITD and ACHD, the Original Approval lapsed on May 19, 2023, prior to commencement of the use. The Applicant has now reached agreement with ITD and ACHD regarding Chinden Boulevard (State Highway 26) and 47th Street improvements so are resubmitting this application for a CUP.

EquipmentShare rents wheeled equipment such as generators, pumps, temporary temperature control machines, and similar equipment to contractors and individuals throughout the Treasure Valley region.<sup>1</sup> The Property was leased by the Applicant in 2021 with the intent to conduct their Garden City operations from it. The Property is approximately 5.2 acres and is ideally suited for the business. The Applicant proposes using the two existing buildings located on the Property - the front building will be used as an office, and the back building will be used as a storage facility for selected equipment and parts. In the future, the Applicant intend to construct additional improvements on the Property.

The Property is zoned C-1, Highway Commercial. Equipment Rental and Sales use requires a CUP within the C-1 zoning district. As discussed below, the proposed use previously met and continues to meet each of the Garden City requirements for conditional use permit approval.

**The Development is Appropriate to the Location and is Compatible with the Neighborhood.**

The Property is zoned C-1, which is highway commercial. The purpose of Garden City’s two commercial districts is to provide a full range of commercial uses and services for both the residence of Garden City and the region. “More intense commercial activities are intended to be

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<sup>1</sup> The prior approval was for EquipmentShare’s Core Solutions division, which leases aerial work platforms, earthmovers, skid loaders, lifts, and similar equipment, which is a more intensive use than the new proposed use. The new proposed use is for the Advanced Solutions division, which focuses on longer-term, more-specialized equipment rentals.



The use is appropriate to the location, the lot and the neighborhood.

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- The Use is Supported by Adequate Public Facilities.**

The Applicant has worked closely with ACHD and ITD over the past 2 years, and has agreed on the following roadway improvements:

- Chinden Boulevard: 7' wide detached sidewalk with 7' landscape buffer.

- 47th Street: 5' wide detached sidewalk with 8' landscape buffer.

**The Project Enhances the Health, Safety and Welfare of Garden City.**

The Property is currently vacant, which leads to the potential for increased crime and blight within the neighborhood. This use has the ability to transform the Property from an inactive lot to a safe, improved business site with employees, lighting, and street improvements. Activation of the Property results in less criminal behavior in and around the site, enhancing the overall health, safety, and welfare of Garden City.

**The Project Aligns with Numerous Goals and Objectives of the Comprehensive Plan.**

The Garden City Future Land Use Map (“FLUM”) designates the Property Mixed Use Commercial and Green Boulevard Corridor.

- The **mixed-use commercial designation** is for the area south of Adams Street. The intent is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in mixed-use residential area. Three story buildings and 40-60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

The Applicant intends to phase development of the Property. Phase 1 includes reactivation of the buildings currently located on the Property; Phase 2 will include additional buildings and development, resulting in a higher lot coverage. A portion of property along the Thurman Mill Canal will be dedicated to the City which, when aggregated with other properties along the canal, will result in the City’s ability to develop a pathway system through this area of Garden City.

- The state highways and arterials throughout Garden City are identified as “**Green Boulevard corridors.**” The intent of the designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes.

Upon approval, the Applicant intends to (a) install detached sidewalks with landscape buffers along both Chinden Boulevard and 47th Street frontages and (b) dedicate a strip of land adjacent to the Thurman Mill Canal, which can be improved in the future with a pathway. An existing Valley Regional Transit (VRT) bus stop is located on the corner of Chinden Blvd. and 47th Street.

The development also meets the following Comprehensive Plan objectives

- **2.2 Objective. Uphold standards for private property maintenance with a focus on non-residential properties.** The Property has remained undeveloped and under-utilized for several years. The Applicant is incentivized to improve and reactivate the Property and to ensure that it meets or exceeds all private property maintenance requirements.
- **2.4. Objective. Create a vision for the design of all streets and highways consistent with the City’s urban setting.** The Applicant intends to improve Property frontages with

detached sidewalks and large sidewalk buffers, in conformance with ACHD, ITD and Garden City standards.

- **4.3. Objective. Beautify streets, sidewalks and gateways with landscaping, trees, and public art.** The Applicant will landscape the Property frontage on Chinden with Class II and Class III trees, as allowed by ITD. The Applicant is also dedicating a strip of land at the back (south) of the Property along the Thurman Mill Canal for use as a future pathway.
- **5.3 Objective. Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks.** With the land that the Applicant is dedicating to the City, the City will be able to develop a walking pathway along the under-utilized Thurman Mill Canal.
- **7.4 Objective. Maintain and improve standards for sidewalks, curbs and gutters.** The Applicant will provide street improvements, including curb, gutter, and sidewalk, as required by ACHD, ITD, and Garden City.

**Pedestrian/Bicycle Pathways will be Constructed Adjacent to the Property.**

After approval of the CUP, the Applicant will install sidewalks and landscape buffers along both street frontages. The Applicant has further agreed to dedicate a strip of property along the Thurman Mills canal, which will be improved in the future as a pathway.

EquipmentShare is excited to bring their new business to this re-developing area of Garden City, and looks forward to discussing this application with you further.

Sincerely,

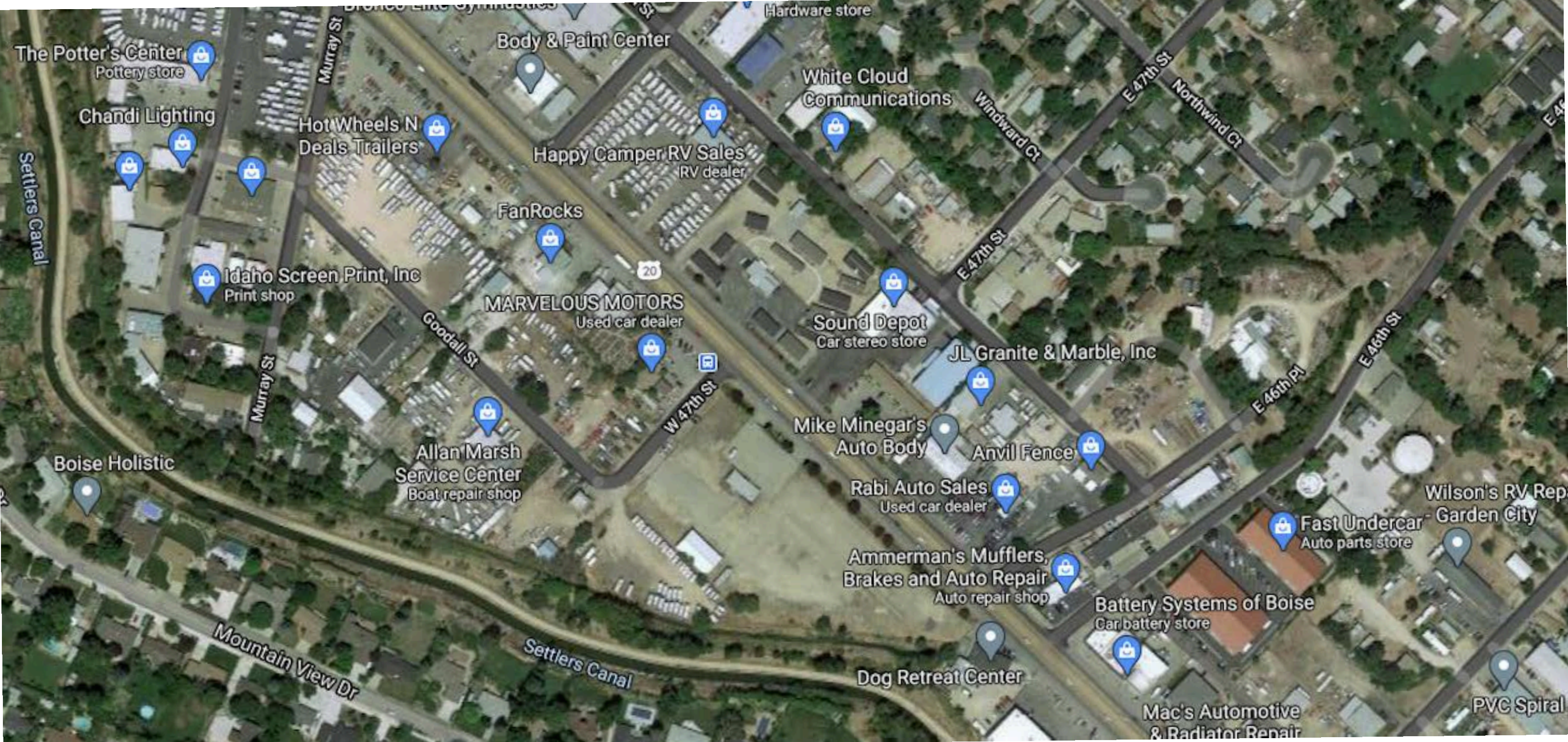
Elizabeth Koeckeritz



Vicinity Map  
4665 W. Chinden Boulevard







The Potter's Center  
Pottery store

Chandi Lighting

Settlers Canal

Hot Wheels N  
Deals Trailers

Body & Paint Center

Happy Camper RV Sales  
RV dealer

FanRocks

Idaho Screen Print, Inc  
Print shop

MARVELOUS MOTORS  
Used car dealer

White Cloud  
Communications

Sound Depot  
Car stereo store

JL Granite & Marble, Inc

Boise Holistic

Allan Marsh  
Service Center  
Boat repair shop

Mike Minegar's  
Auto Body

Anvil Fence

Rabi Auto Sales  
Used car dealer

Ammerman's Mufflers,  
Brakes and Auto Repair  
Auto repair shop

Battery Systems of Boise  
Car battery store

Fast Undercar  
Auto parts store

Wilson's RV Rep  
Garden City

Dog Retreat Center

Mac's Automotive  
& Radiator Repair

PVC Spiral





07/19/2024

**Property Owner:** EquipmentShare.com Inc

**Property Address:** 4665 W. Chinden Blvd, Boise, ID 83714

**RE:** Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss Equipmentshare.com's reapplication of a Conditional Use Permit for a rental facility near your property. The original Conditional Use Permit has expired. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

**Meeting Date:** 8/05/2024

**Meeting Time:** 5:30 PM

**Meeting Location:** 4665 W. Chinden Blvd, Boise, ID 83714

**Summary:** Reapplication for a Conditional Use Permit for a rental facility because the previous Conditional Use Permit for the same use is expired.

If you would like to contact us ahead of the meeting, please feel free to reach us at (503) 890-4542 or [ryan.sexton@equipmentsshare.com](mailto:ryan.sexton@equipmentsshare.com). We look forward to hearing from you.

Thank you,

*Ryan Sexton*

**HEADQUARTERS**

5710 Bull Run Dr  
Columbia, MO 65201

[equipmentsshare.com](http://equipmentsshare.com)  
(888) 80-RENTS

PARCEL	Primary owner	Address	City/State
R7334150887	BENCHMARK AUTOMOTIVE PROPERTIES LLC	104 E 46TH ST	GARDEN CITY, ID 83714-0000
R7334140005	CHINDEN PROPERTIES TWO LLC	11661 SAN VINCENTE BLVD # 850	LOS ANGELES, CA 90049-0000
R7334150351	JCF HOLDINGS LLC	1230 W FRANCISCAN DR	EAGLE, ID 83616-7087
R7334140550	ASHLEY TOBY	1286 W WILDSHEEP LN	MERIDIAN, ID 83642-0000
R2734500315	STANDARD LLC	14523 WESTLAKE DR STE 17	LAKE OSWEGO, OR 97035-0000
R7334150277	CHINDEN MOTOR INN LLC	1717 E SENDERO LN	BOISE, ID 83712-0000
R2734510030	PHILLIPS ENTERPRISES INC	210 MURRAY ST	GARDEN CITY, ID 83714-4615
R7334150205	EMBASSY INC	210 S MURRAY ST	BOISE, ID 83714-0000
R7334150356	IDAHO AVVENTURA LIMITED LIABILITY COMPANY	22551 SAN VINCENTE AVE	SAN JOSE, CA 95120-0000
R7334140590	PIRANFAR ALI	2294 E BRIGANTINE DR	EAGLE, ID 83616-6627
R7334140690	MARSH ALLAN F	2940 S MESA WAY	MERIDIAN, ID 83642-6678
R7334150290	BLACK DOG LLC	3350 S TERRA DR	BOISE, ID 83709-0000
R7334140300	DONE RIGHT PROPERTIES LLC	4735 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R7334150315	THOMPSON FAMILY TRUST 11/20/18	944 S BRENTBROOK LN	EAGLE, ID 83616-0000
R7334140250	GILMORE FAMILY REVOCABLE TRUST 09/13/2005	PO BOX 136	KUNA, ID 83634-0000
R2734510020	SCHOENHOF ROBERT M & PAMELA J LIVING TRUST 10/20/2021	PO BOX 140154	BOISE, ID 83714-0154
R7334150257	SWINDELL REX & PHYLLIS FAMILY TRUST	PO BOX 190009	BOISE, ID 83719-0000
R7334150342	GROVES KIMBERLY G	PO BOX 190749	BOISE, ID 83719-0000
R2734500335	AMMERMAN TOM	PO BOX 793	BAYVIEW, ID 83803-0000

## Neighborhood Meeting Sign-In Sheet Template

Date:

Time:

Day:

**Project Synopsis:**

**Information must be written in block letters and in legible handwriting.**

**Example:** Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

[illegible]





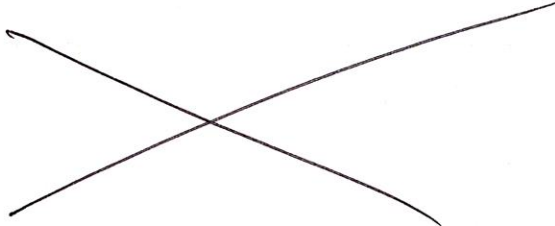
State of Idaho )  
 )SS  
County of Ada )

CA. 90049  
State and Zip

4/30/2024

**CALIFORNIA JURAT WITH AFFIANT STATEMENT****GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

\_\_\_\_\_  
*Signature of Document Signer No. 1*\_\_\_\_\_  
*Signature of Document Signer No. 2 (if any)*

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 Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 19<sup>th</sup> day of Sept, 2024,  
by Patrick Tooley  
Date Month Year(1) Patrick Tooley

(and (2) \_\_\_\_\_),

*Name(s) of Signer(s)*proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

Signature \_\_\_\_\_

*Signature of Notary Public*

*Seal*  
*Place Notary Seal Above*

**OPTIONAL**

*Though this section is 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: Property Owner Permission Document Date: 9/19/24Number of Pages: 1 Signer(s) Other Than Named Above: N/A





Equipment  
Share  
4665

DELIVERIES  
USE  
47<sup>TH</sup> ST.





DELIVERIES  
USE  
47<sup>TH</sup> ST.

















PRIVATE  
PROPERTY  
NO TRESPASSING





PRIVATE  
PROPERTY  
NO TRESPASSING















W 47<sup>th</sup> St  
Goodall St →







Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

### Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	CL CENTERLINE OF ROAD
FOOTING LINE	RW RIGHT-OF-WAY
CENTERLINE OF ROAD	(M) FIELD MEASUREMENT
RIGHT-OF-WAY	(R) RECORDED MEASUREMENT
FENCE	BHL BUILDING HEIGHT LOCATION
	NF NOW OR FORMERLY
	PS PARKING SPACE
EASEMENTS	UTILITY SYMBOLS
INGRESS & EGRESS EASEMENT	MANHOLE
BUILDING SET BACK	POWER POLE
UTILITY EASEMENT	WATER VALVE
	WATER METER
UTILITY LINES	FIRE HYDRANT
OVERHEAD POWER LINE	LIGHT
	MAIL BOX
	SIGN

BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
479-443-4508  
SURVEY@BLEWINC.COM  
DRAWN BY: SS  
JOB REF. # 20-6806

LINE	BEARING	DISTANCE
L1	S 45°17'45" E	46.39'
L2	S 44°41'42" W	54.00'
L3	S 44°41'42" W	4.00'
L4	N 44°41'42" E	4.00'
L5	S 45°18'21" E	50.00'
L6	N 45°18'21" W	50.00'
L7	S 53°21'00" W	63.06'
L8	S 80°21'00" W	53.62'
L9	50.00'	
L10	50.00'	
L11	50.00'	
L12	50.00'	

LINE	BEARING	DISTANCE
L1	S 45°17'51" E	48.39'
L2	S 44°43'31" W	49.96'
L3	S 44°50'07" W	3.91'
L4	N 44°46'23" E	3.96'
L5	S 45°17'51" E	50.00'
L6	N 45°20'48" W	50.00'
L7	S 54°17'09" W	63.06'
L8	S 80°47'09" W	53.62'
L9	S 44°44'44" W	50.00'
L10	N 44°43'20" E	50.00'
L11	S 44°22'31" W	50.00'
L12	N 44°42'09" E	50.00'

