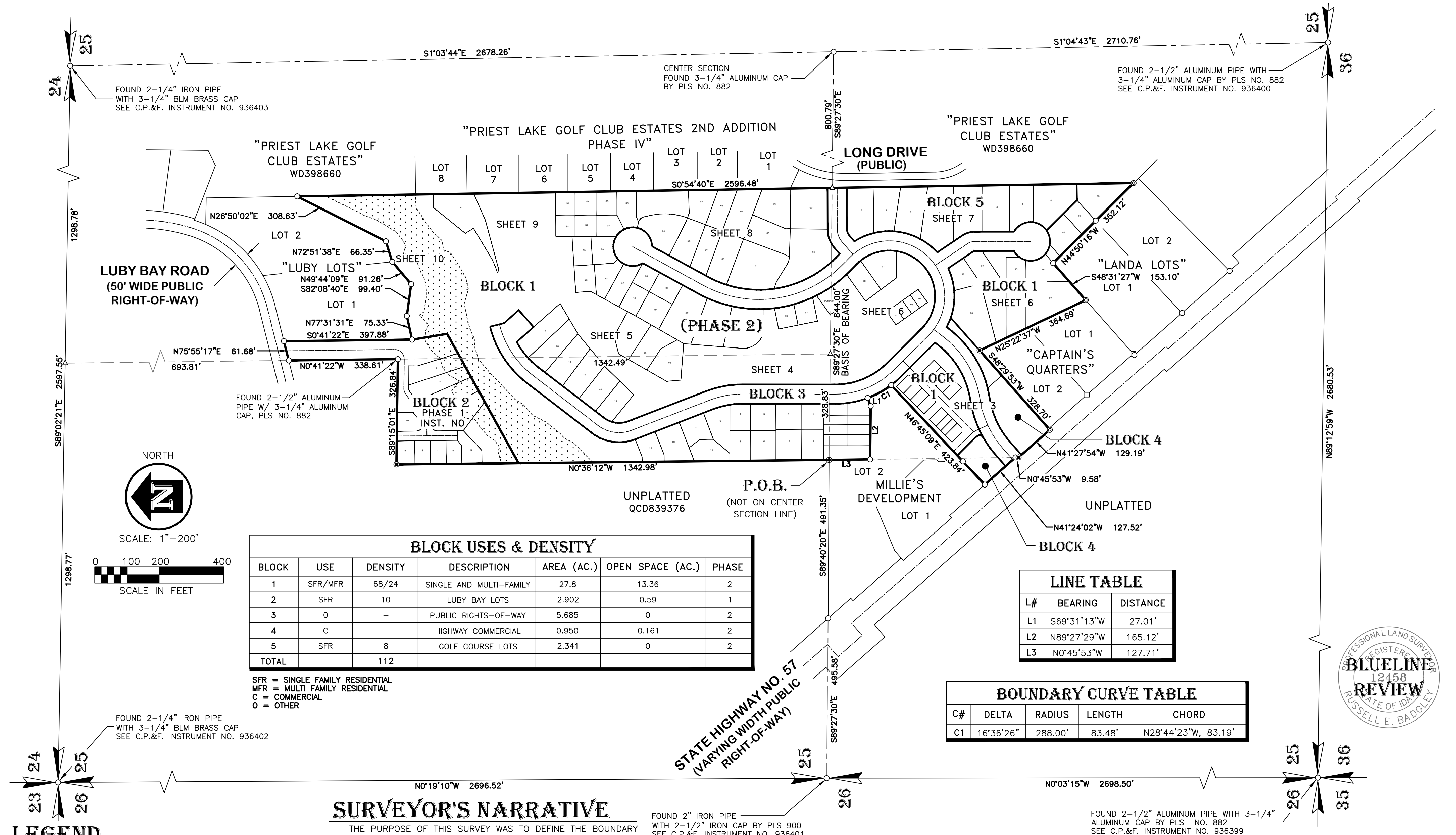


EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)
SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP,
PLS NO. 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP,
PLS NO. 9905, UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUMINUM CAP,
PLS NO. 775
- ◎ FOUND 3/4" REBAR, NO CAP
- FOUND 3/4" REBAR WITH ALUMINUM CAP,
PLS NO. 6019
- Δ CALCULATED POINT, NOTHING SET

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP60N05W252802A AND TO DIVIDE SAID PARCEL INTO LOTS, BLOCKS AND EASEMENTS SHOWN HEREON. PHASE 2 DESIGNATED LOTS ONLY.

BASIS OF BEARING

THE BEARING FROM WEST QUARTER CORNER OF SECTION 25,
TOWNSHIP 60N, RANGE 5W, TO THE CENTER QUARTER
CORNER OF SAID SECTION 25 AS SHOWN ON RECORD OF
SURVEY BY PLS NO. 9905. RECORDED NOVEMBER 2, 2020 AS
INSTRUMENT NO. 969122. RECORDS OF BONNER COUNTY,
IDAHO.

FOUND 2" IRON PIPE _____
WITH 2-1/2" IRON CAP BY PLS 900
SEE C.P.&F. INSTRUMENT NO. 936401

RECORDER'S CERTIFICATE

FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4"
ALUMINUM CAP BY PLS NO. 882
SEE C.P.&F. INSTRUMENT NO. 936399

BOUNDARY CURVE TABLE				
C#	DELTA	RADIUS	LENGTH	CHORD
C1	16°36'26"	288.00'	83.48'	N28°44'23"W, 83.19'

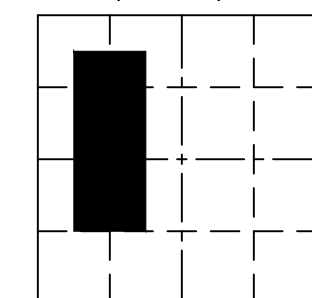
LINE TABLE		
L#	BEARING	DISTANCE
L1	S69°31'13"W	27.01'
L2	N89°27'29"W	165.12'
L3	N0°45'53"W	127.71'

BLOCK USES & DENSITY						
BLOCK	USE	DENSITY	DESCRIPTION	AREA (AC.)	OPEN SPACE (AC.)	PHASE
1	SFR/MFR	68/24	SINGLE AND MULTI-FAMILY	27.8	13.36	2
2	SFR	10	LUBY BAY LOTS	2.902	0.59	1
3	0	—	PUBLIC RIGHTS-OF-WAY	5.685	0	2
4	C	—	HIGHWAY COMMERCIAL	0.950	0.161	2
5	SFR	8	GOLF COURSE LOTS	2.341	0	2
TOTAL		112				

SFR = SINGLE FAMILY RESIDENTIAL
MFR = MULTI FAMILY RESIDENTIAL
C = COMMERCIAL
O = OTHER

STATE HIGHWAY NO. 57
(VARYING WIDTH PUBLIC
RIGHT-OF-WAY)

SECTION 25, TWP 60N, RNG 5W.,B.M.



SHEET TITLE:

EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)



James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509) 447-3626

DATE:	02-20-24
SCALE:	1"=200'
DRAWN:	JMB
CHECKED:	REB
PROJ. NO.:	3420-20-001
AD FILE NO.	
LLIE'S-PUD-2023	

HT2_OF11