

## **DIVISION 05**

### **Preliminary Plat Maps**

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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.

### COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_.M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MILLIE'S 40 BRENBURK LLC, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS AND EASEMENTS, GRANTED FOR THE PURPOSES SHOWN HEREON. THE SAME TO BE KNOWN AS "EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)", LOCATED IN SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., THENCE N89°27'30"E, 495.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 57; THENCE S89°40'20"E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 954025, BONNER COUNTY RECORDS, AND DEPICTED ON THE RECORD OF SURVEY FILED AS INSTRUMENT NO. 969121, 491.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DEPICTED ON RECORD OF SURVEY 969121, BEING MARKED WITH A 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 775", SAID POINT BEING THE **POINT OF BEGINNING**; THENCE N00°36'12"W, 1342.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, BEING MARKED WITH A 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 775"; THENCE S89°15'01"E ALONG THE NORTH LINE THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, 326.84 FEET TO THE NORTHWEST 1/16 CORNER OF SECTION 25; THENCE N00°41'22"W ALONG THE WEST 1/16 LINE OF SECTION 25, 338.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LUBY BAY ROAD; THENCE N75°55'17"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LUBY BAY ROAD, 61.68 FEET; THENCE S00°41'22"E ALONG A LINE WHICH IS PARALLEL TO AND 60' PERPENDICULAR DISTANCE FROM THE WEST 1/16 LINE OF SECTION 25, SAID LINE BEING THE WEST LINE OF LOT 1 OF LUBY LOTS AS DEPICTED ON THE MAP FILED AS INSTRUMENT NO. 939027, BONNER COUNTY RECORDS, 397.88 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF LUBY LOTS; THENCE ALONG THE SOUTHERLY LINE OF LUBY LOTS THE FOLLOWING FIVE (5) COURSES:

- 1) N77°31'31"E, 75.33 FEET, 2) S82°08'40"E, 99.40 FEET, 3) N49°44'09"E, 91.26 FEET,
- 4) N72°51'38"E, 66.35 FEET AND 5) N26°50'02"E, 308.63 FEET TO THE WEST LINE OF THE UNPLATTED REMAINDER OF PRIEST LAKE GOLF CLUB ESTATES, 2ND ADDITION, PHASE IV, FILED AS INSTRUMENT NO. 648929, BONNER COUNTY RECORDS;

THENCE S00°54'40"E ALONG THE WEST LINE OF PORTIONS OF THE UNPLATTED REMAINDER AND OF BLOCK 13 OF PRIEST LAKE GOLF CLUB ESTATES, 2ND ADDITION, PHASE IV, 2596.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 OF THE MAP OF LANDA LOTS, FILED AS INSTRUMENT NO. 939028, BONNER COUNTY RECORDS, BEING N44°50'16"W, 21.06 FEET FROM THE MOST EASTERLY CORNER OF LOT 2 OF LANDA LOTS; THENCE N44°50'16"W ALONG THE NORTHEASTERLY LINE OF LANDA LOTS, 352.12 FEET; THENCE S48°31'27"W ALONG THE NORTHWESTERLY LINE OF LANDA LOTS, 153.10 FEET TO THE MOST EASTERLY CORNER OF CAPTAIN'S QUARTERS SUBDIVISION, FILED AS INSTRUMENT NO. 569004; THENCE N25°22'37"W ALONG THE NORTHEASTERLY LINE OF CAPTAIN'S QUARTERS, 364.69 FEET; THENCE S48°29'53"W ALONG THE NORTHWESTERLY LINE OF CAPTAIN'S QUARTERS 323.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 57; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY IN A GENERALLY NORTHWESTERLY DIRECTION, THE FOLLOWING FOUR (4) COURSES:

- 1) S48°29'53"W, 4.99 FEET, 2) N41°27'54"W, 129.19 FEET, 3) N00°45'53"W, 9.58 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL DEPICTED ON THE RECORD OF SURVEY FILED AS INSTRUMENT NO. 969121, BONNER COUNTY RECORDS, AND 4) N41°24'02"W, 127.52 FEET TO THE MOST SOUTHERLY CORNER OF "MILLIE'S DEVELOPMENT", RECORDED AS INSTRUMENT NO. 1017805";

THENCE ALONG THE BOUNDARY OF SAID "MILLIE'S DEVELOPMENT" THE FOLLOWING FIVE (5) COURSES:

- 1) N46°45'09"E, 423.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT FOR WHICH BEARS N52°57'24"E, 288.00 FEET, THROUGH A CENTRAL ANGLE OF 16°36'26" FOR AN ARC DISTANCE OF 83.48 FEET (CHORD: N28°44'23"W, 83.19 FEET), 2) S69°31'13"W, 27.01 FEET, 3) N89°27'29"W, 165.12 FEET, AND 4) N00°45'53"W, 127.71 FEET TO THE **POINT OF BEGINNING**.

SEWER SERVICE IS TO BE PROVIDED BY OUTLET BAY SEWER DISTRICT.

WATER SERVICE IS TO BE PROVIDED BY MILLIE'S PUBLIC WATER SYSTEM.

TODD BURKE  
MILLIE'S 40 BRENBURK LLC

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED TODD BURKE, KNOWN OR IDENTIFIED TO ME TO BE THE OWNER OF THE MILLIE'S 40 BRENBURK LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### SUBJECT TO INSTRUMENT NO.

1. SHARED ACCESS/PARKING AGREEMENT, RECORDED ON JAN. 17, 2023. (INSTRUMENT NO. 1015957, RECORDS OF BONNER COUNTY, IDAHO).

PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE, A TITLE & ESCROW CO., FILE NO. 22455115, EFFECTIVE DATE: DECEMBER 22, 2023

THE FOLLOWING MAY AFFECT THE SUBJECT PROPERTY:

1. CONDITIONS OF LANDA LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939028, RECORDS OF BONNER COUNTY, IDAHO).
2. CONDITIONS OF LUBY LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939027, RECORDS OF BONNER COUNTY, IDAHO).
3. INFORMATION ON RECORD OF SURVEY, RECORDED ON NOV 2, 2020. (INSTRUMENT NO. 969122, RECORDS OF BONNER COUNTY, IDAHO).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

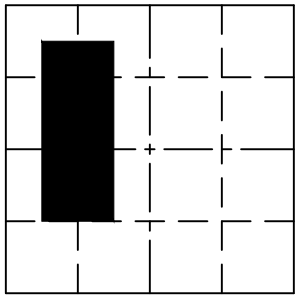
### BLUELINE REVIEW

DATE

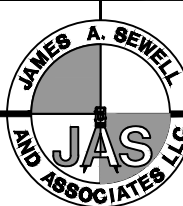
RUSSELL E. BADGLEY  
PLS No. 12458



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



SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 1)**



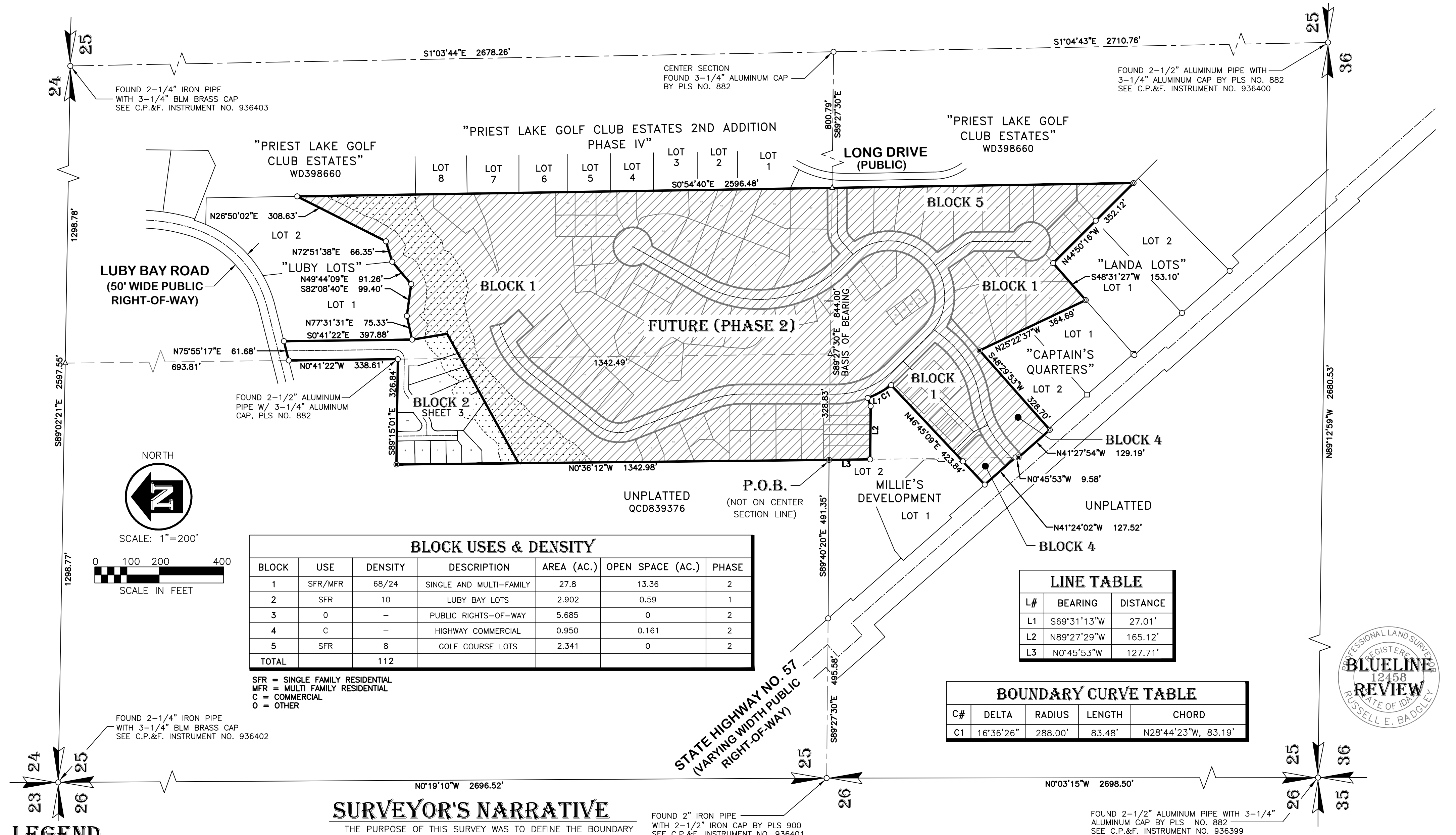
**James A. Sewell and Associates, LLC**

ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: **02-20-24**  
SCALE: **NONE**  
DRAWN: **JMB**  
CHECKED: **REB**  
PROJ. NO.: **13420-20-001**  
CAD FILE NO. **MILLIE'S-PUD-2023**

SHT **1** OF **3**

**EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)**  
**SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO**



## 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 1 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

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

## 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
- △ ..... CALCULATED POINT, NOTHING SET

RECORDER'S  
CERTIFICATE

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'

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

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

SHEET TITLE:

## EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)

James A. Sewell and Associates, LLC

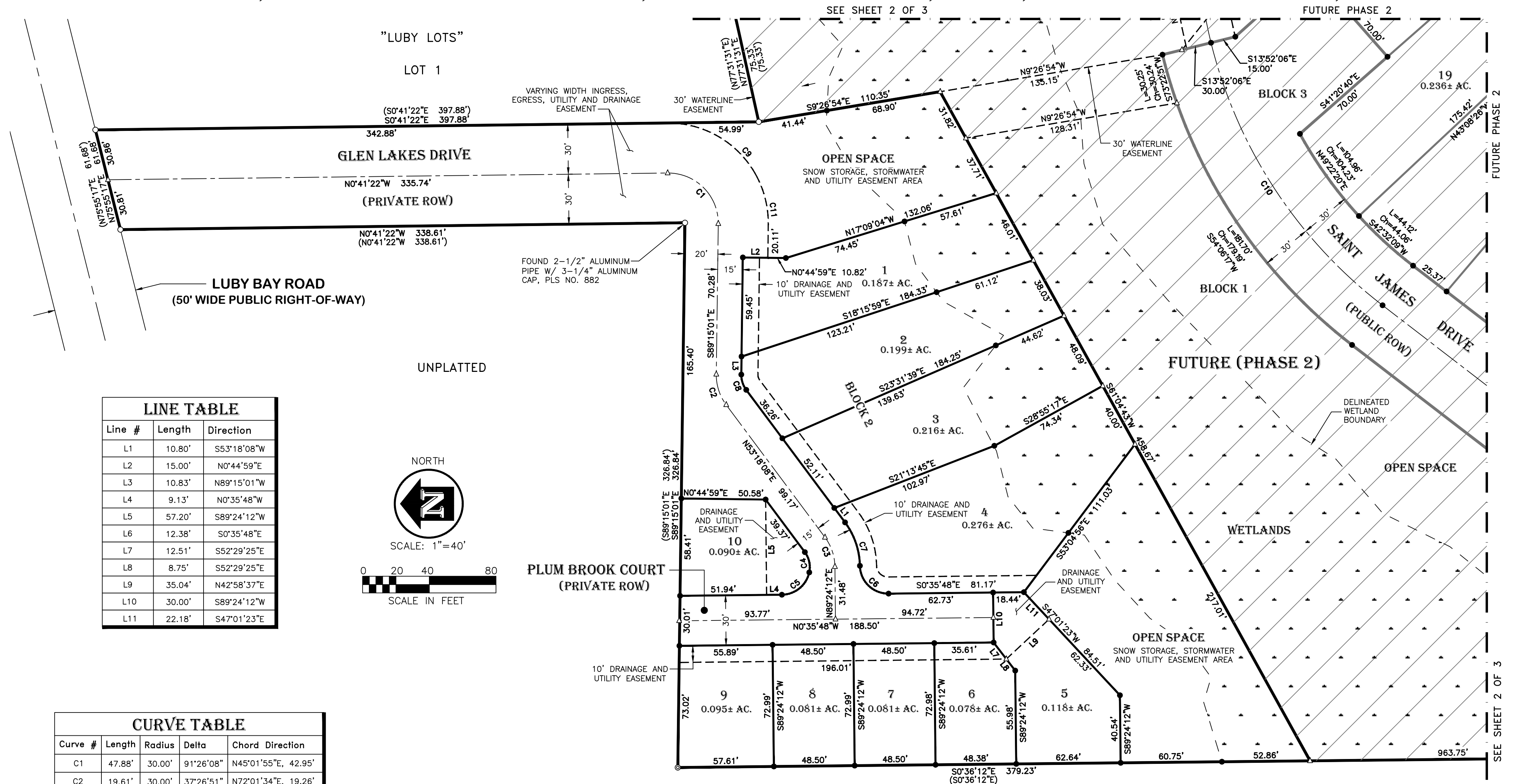
ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

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

PAGE 2 OF 3

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



LINE TABLE		
Line #	Length	Direction
L1	10.80'	S53°18'08"W
L2	15.00'	N0°44'59"E
L3	10.83'	N89°15'01"W
L4	9.13'	N0°35'48"W
L5	57.20'	S89°24'12"W
L6	12.38'	S0°35'48"E
L7	12.51'	S52°29'25"E
L8	8.75'	S52°29'25"E
L9	35.04'	N42°58'37"E
L10	30.00'	S89°24'12"W
L11	22.18'	S47°01'23"E



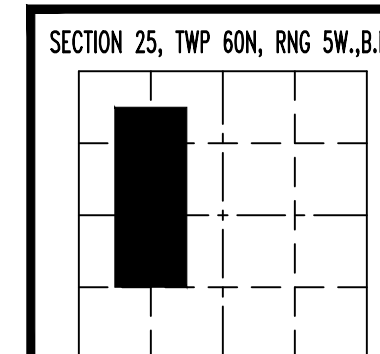
SCALE: 1"=40'

SCALE IN FEET

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction
C1	47.88'	30.00'	91°26'08"	N45°01'55"E, 42.95'
C2	19.61'	30.00'	37°26'51"	N72°01'34"E, 19.26'
C3	18.90'	30.00'	36°06'04"	N71°21'10"E, 18.59'
C4	12.82'	15.00'	48°59'03"	N77°47'40"E, 12.44'
C5	22.88'	17.00'	77°07'00"	S39°09'18"E, 21.19'
C6	26.56'	17.00'	89°31'27"	S44°09'55"W, 23.94'
C7	27.98'	45.00'	35°37'30"	S71°06'53"W, 27.53'
C8	9.80'	15.00'	37°26'51"	S72°01'34"W, 9.63'
C9	63.68'	60.00'	60°46'23"	S29°44'04"W, 60.74'
C10	191.76'	285.00'	38°33'07"	N56°51'21"E, 188.17'
C11	32.06'	60.00'	30°35'29"	S75°25'00"W, 31.68'

### 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
- △ ..... CALCULATED POINT, NOTHING SET
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY, IDAHO.



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

SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 1)**

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

DATE: 02-20-24  
SCALE: 1"=40'  
DRAWN: JMB  
CHECKED: REB  
PROJ. NO.: 13420-20-001  
CAD FILE NO. MILLIE'S-PUD-2023  
SHT. 3 OF 3

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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### COUNTY COMMISSIONERS' CERTIFICATE

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DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

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BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

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SEWER SERVICE IS TO BE PROVIDED BY OUTLET BAY SEWER DISTRICT.

WATER SERVICE IS TO BE PROVIDED BY MILLIE'S PUBLIC WATER SYSTEM.

BLOCK 3 AS SHOWN HEREON IS HEREBY DEDICATED TO BONNER COUNTY FOR PUBLIC ROAD RIGHT-OF-WAY.

THE LOT LABELED "PUMPHOUSE" AS SHOWN HEREON IS HEREBY DEDICATED TO MILLIE'S PUBLIC WATER SYSTEM.

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED TODD BURKE, KNOWN OR IDENTIFIED TO ME TO BE THE OWNER OF THE MILLIE'S 40 BRENBURK LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### SUBJECT TO INSTRUMENT NO.

1. SHARED ACCESS/PARKING AGREEMENT, RECORDED ON JAN. 17, 2023. (INSTRUMENT NO. 1015957, RECORDS OF BONNER COUNTY, IDAHO).

PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE, A TITLE & ESCROW CO., FILE NO. 22455115, EFFECTIVE DATE: DECEMBER 22, 2023

THE FOLLOWING MAY AFFECT THE SUBJECT PROPERTY:

1. CONDITIONS OF LANDA LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939028, RECORDS OF BONNER COUNTY, IDAHO).
2. CONDITIONS OF LUBY LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939027, RECORDS OF BONNER COUNTY, IDAHO).
3. INFORMATION ON RECORD OF SURVEY, RECORDED ON NOV 2, 2020. (INSTRUMENT NO. 969122, RECORDS OF BONNER COUNTY, IDAHO).

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

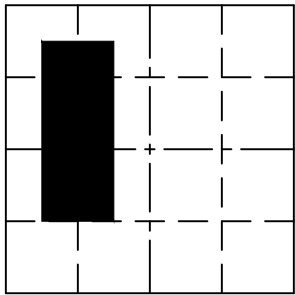
### BLUELINE REVIEW

DATE

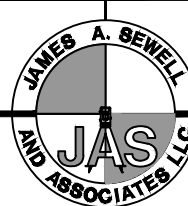
RUSSELL E. BADGLEY  
PLS No. 12458



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



SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 2)**



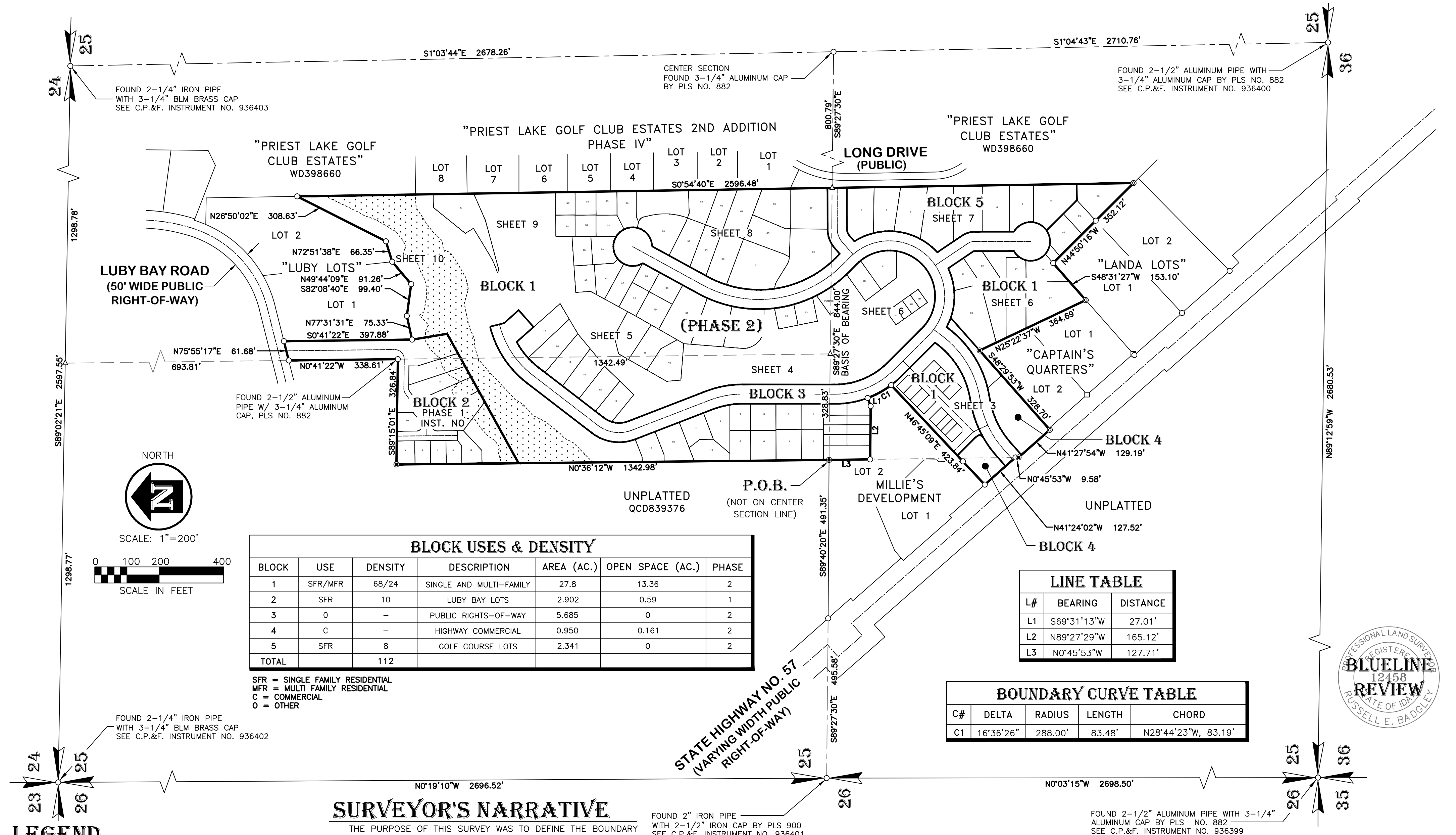
**James A. Sewell and Associates, LLC**

ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: **02-20-24**  
SCALE: **NONE**  
DRAWN: **JMB**  
CHECKED: **REB**  
PROJ. NO.: **13420-20-001**  
CAD FILE NO. **MILLIE'S-PUD-2023**

SHT.1 OF 11

**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

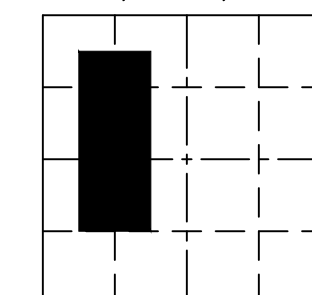
RECORDED'S  
CERTIFICATE

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'

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



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



SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 2)**



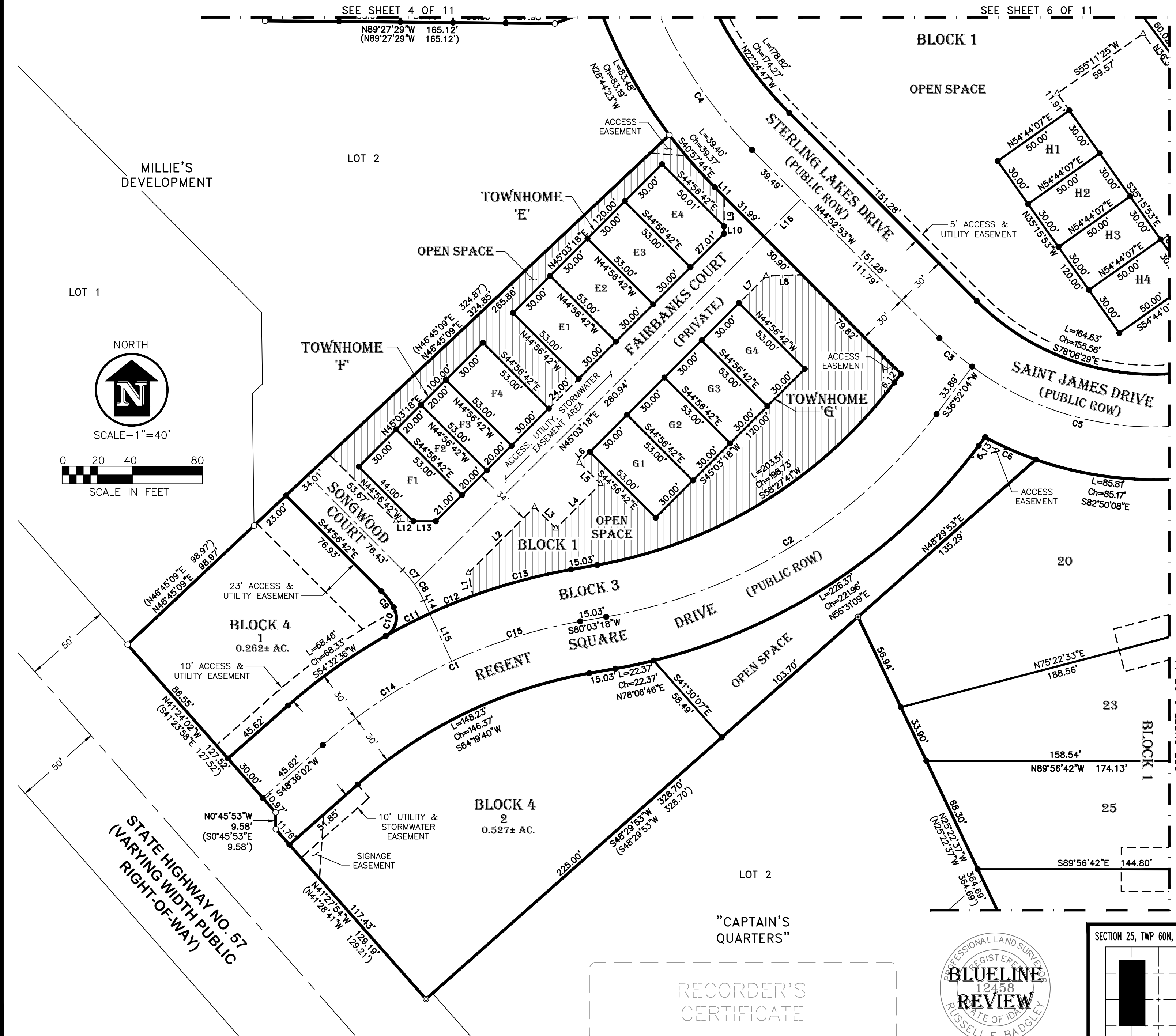
**James A. Sewell and Associates, LLC**  
ENGINEERS – SURVEYORS – PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3620

DATE:	02-20-24
SCALE:	1"=200'
DRAWN:	JMB
CHECKED:	REB
PROJ.NO.:	13420-20-001
CAD FILE NO.	MILLIE'S-PUD-2023

SHT2\_OF11

# 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
- o ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 9905, UNLESS OTHERWISE NOTED
- ..... FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS NO. 775
- ..... FOUND 3/4" REBAR, NO CAP
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805, RECORDS OF BONNER COUNTY, IDAHO.
- Δ ..... CALCULATED POINT, NOTHING SET
- ..... UTILITY, STORMWATER AND SNOW STORAGE EASEMENT AREA
- ..... EASEMENT LINE

### LINE TABLE

Line #	Length	Bearing
L1	13.20'	S11°19'35"E
L2	53.24'	S45°03'13"W
L3	17.19'	N44°57'47"W
L4	36.00'	S45°02'13"W
L5	17.18'	S44°57'47"E
L6	8.51'	S45°03'18"W
L7	21.83'	S45°03'18"W
L8	20.46'	S87°52'21"W
L9	16.97'	S0°04'03"W
L10	4.23'	S0°04'03"W
L11	7.53'	N44°52'53"W
L12	22.63'	N89°56'42"W
L13	12.73'	N89°56'42"W
L14	8.17'	S24°37'52"E
L15	30.00'	S24°37'52"E
L16	30.00'	S45°03'18"W

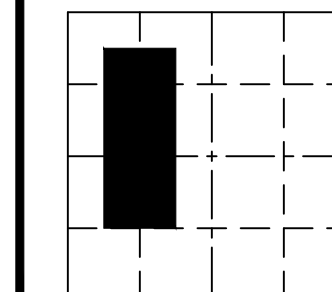
### CURVE TABLE

Curve #	Length	Radius	Delta	Chord
C1	164.70'	300.00'	31°27'16"	S64°19'40"W, 162.63'
C2	226.13'	300.00'	43°11'14"	S58°27'41"W, 220.81'
C3	24.76'	171.95'	8°15'03"	N49°00'24"W, 24.74'
C4	202.35'	258.00'	44°56'11"	N22°24'47"W, 197.20'
C5	516.54'	171.95'	172°07'15"	N40°48'27"E, 343.08'
C6	31.68'	201.95'	8°59'13"	S66°10'08"E, 31.64'
C7	10.64'	60.00'	10°09'25"	N39°52'00"W, 10.62'
C8	10.47'	60.00'	9°59'36"	N29°37'41"W, 10.45'
C9	11.65'	43.00'	15°31'29"	S37°10'58"E, 11.62'
C10	18.83'	12.00'	89°54'24"	S15°31'59"W, 16.96'
C11	28.12'	330.00'	4°52'57"	S62°55'39"W, 28.11'
C12	26.65'	330.00'	4°37'40"	S67°40'57"W, 26.65'
C13	57.93'	330.00'	10°03'31"	S75°01'33"W, 57.86'
C14	87.80'	300.00'	16°46'06"	S56°59'05"W, 87.49'
C15	76.90'	300.00'	14°41'10"	S72°42'43"W, 76.69'

RECORDER'S  
CERTIFICATE



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

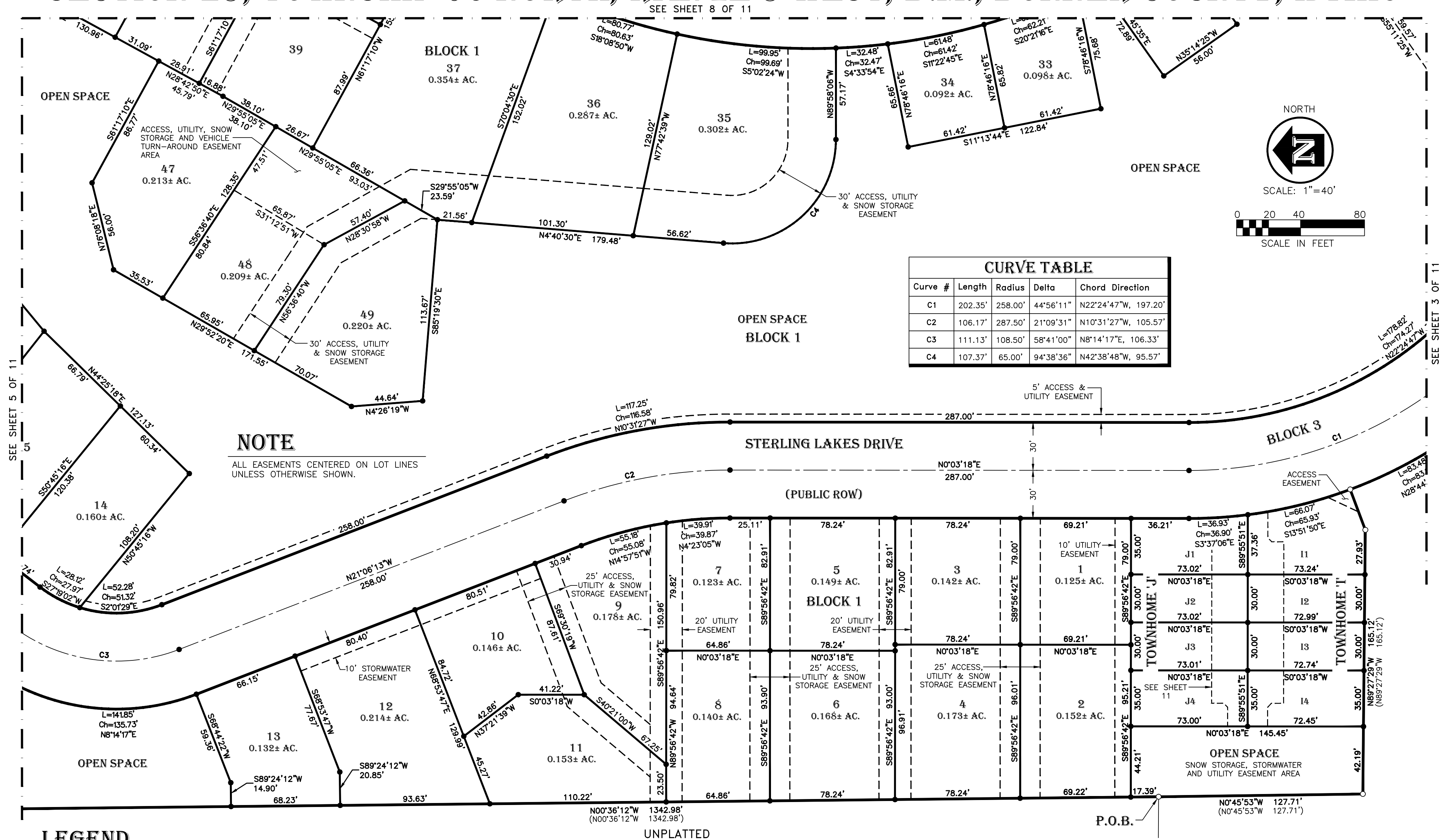


SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)**

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

DATE: 02-20-24  
SCALE: 1"=40'  
DRAWN: JMB  
CHECKED: REB  
PROJ. NO.: 13420-20-001  
CAD FILE NO.: MILLIE'S-PUD-2023  
SHT. 3 OF 11

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

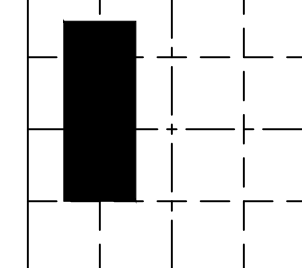


## LEGEND

- ..... 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  
 ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS  
 INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY, IDAHO.  
 — — — EASEMENT LINE

RECORDER'S  
CERTIFICATE

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"=10'

RAWN: 1 = 40

HECKED: JMB

REB
BO. NO. :

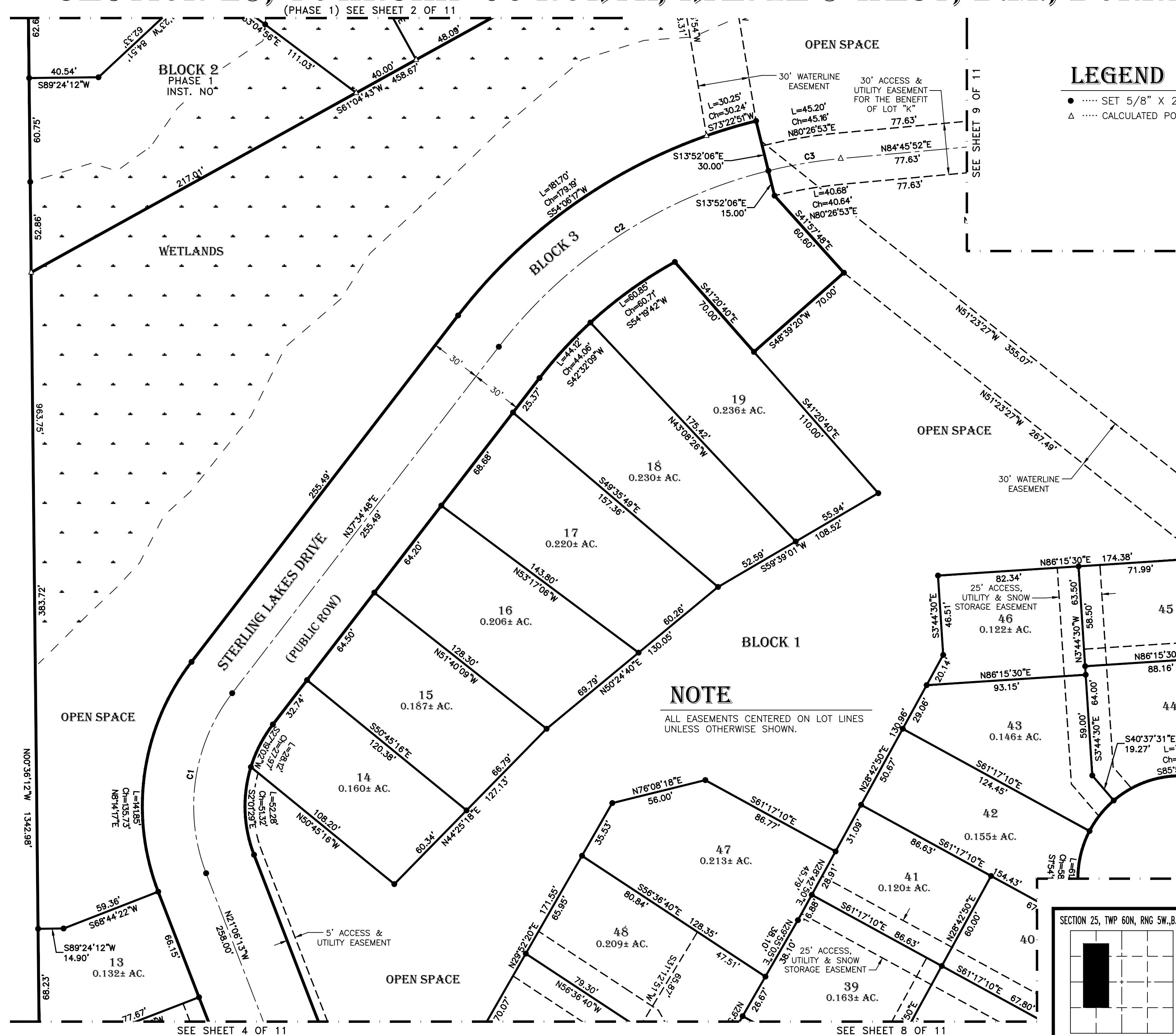
ROJ.NO.:  
3420-20-001

AD FILE NO.  
ILLIE'S-PUD-2023

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SHT\_4\_OF\_11

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

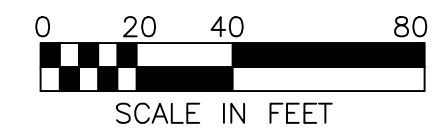


## LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458
- Δ ..... CALCULATED POINT, NOTHING SET



SCALE-1"=40'

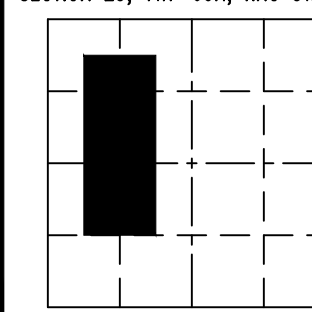


## CURVE TABLE


Curve #	Length	Radius	Delta	Chord Direction
C1	111.13'	108.50'	58°41'00"	N8°14'17"E, 106.33'
C2	191.76'	285.00'	38°33'07"	N56°51'21"E, 188.17'
C3	42.94'	285.00'	8°37'58"	N80°26'53"E, 42.90'



# RECORDER'S CERTIFICATE



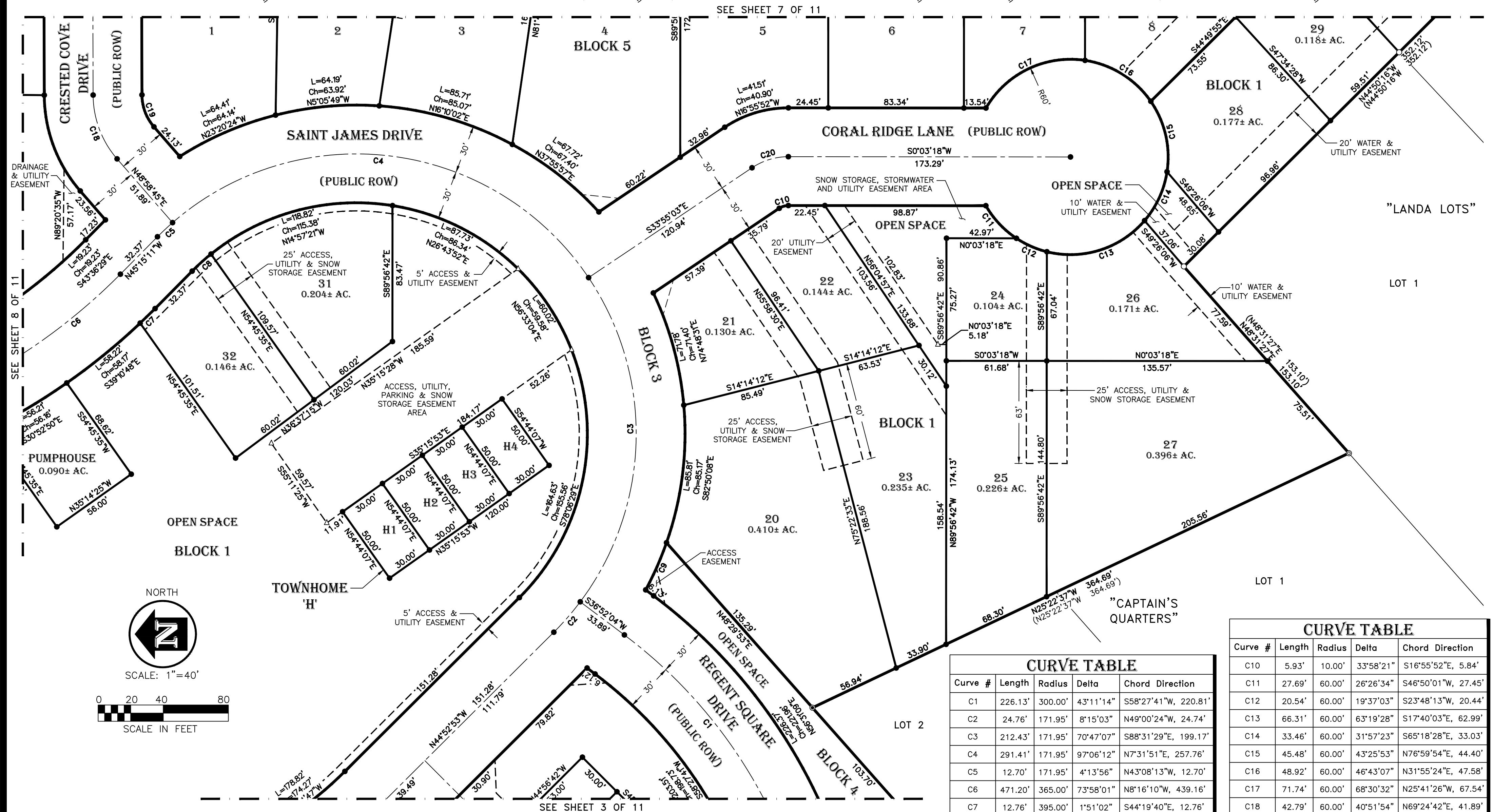
SHEET TITLE:  
**EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 2)**



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

DATE:	02-20-24
SCALE:	1"=40'
DRAWN:	JMB
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PROJ. NO.:	13420-20-001
CAD FILE NO.	MILLIE'S-PUD-2023
SHT 5 OF 11	

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



<b>Curve #</b>	<b>Length</b>	<b>Radius</b>	<b>Delta</b>	<b>Chord Direction</b>
C1	226.13'	300.00'	43°11'14"	S58°27'41"W, 220.8'
C2	24.76'	171.95'	8°15'03"	N49°00'24"W, 24.7'
C3	212.43'	171.95'	70°47'07"	S88°31'29"E, 199.1'
C4	291.41'	171.95'	97°06'12"	N7°31'51"E, 257.7'
C5	12.70'	171.95'	4°13'56"	N43°08'13"W, 12.7'
C6	471.20'	365.00'	73°58'01"	N8°16'10"W, 439.1'
C7	12.76'	395.00'	1°51'02"	S44°19'40"E, 12.6'
C8	15.65'	141.95'	6°18'58"	N42°05'42"W, 15.6'
C9	31.68'	201.95'	8°59'13"	S66°10'08"E, 31.6'

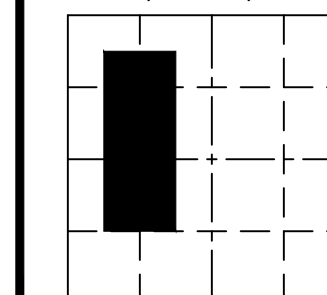
<b>Curve #</b>	<b>Length</b>	<b>Radius</b>	<b>Delta</b>	<b>Chord Direction</b>
C10	5.93'	10.00'	33°58'21"	S16°55'52"E, 5.84'
C11	27.69'	60.00'	26°26'34"	S46°50'01"W, 27.45'
C12	20.54'	60.00'	19°37'03"	S23°48'13"W, 20.44'
C13	66.31'	60.00'	63°19'28"	S17°40'03"E, 62.99'
C14	33.46'	60.00'	31°57'23"	S65°18'28"E, 33.03'
C15	45.48'	60.00'	43°25'53"	N76°59'54"E, 44.40'
C16	48.92'	60.00'	46°43'07"	N31°55'24"E, 47.58'
C17	71.74'	60.00'	68°30'32"	N25°41'26"W, 67.54'
C18	42.79'	60.00'	40°51'54"	N69°24'42"E, 41.89'
C19	21.40'	30.00'	40°51'54"	N69°24'42"E, 20.95'
C20	23.72'	40.00'	33°58'21"	N16°55'52"E, 23.37'

## 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
- Δ ..... CALCULATED POINT, NOTHING SET
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY, IDAHO.

## NOTE

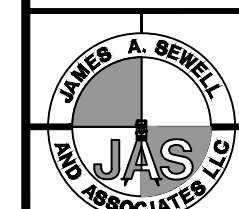
ALL EASEMENTS CENTERED ON LOT LINES  
UNLESS OTHERWISE SHOWN.

RECORDED'S  
CERTIFICATE

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"=40'

RAWN: IMP

HECKED: JMB  
BEB

REB
ROJ.NO.:

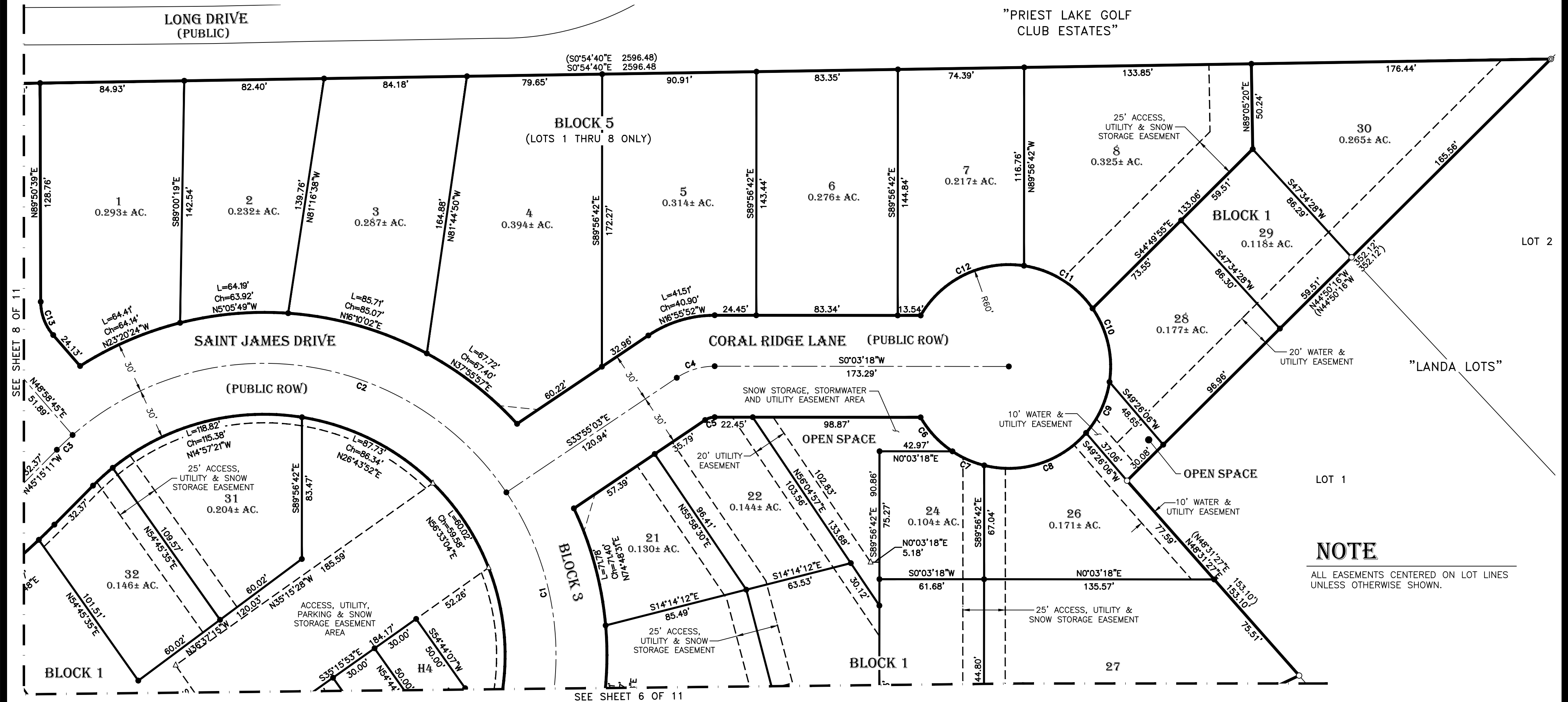
3420-20-001  
AD FILE NO.

ILLIE'S-PUD-2023

SHT 6 OF 11

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

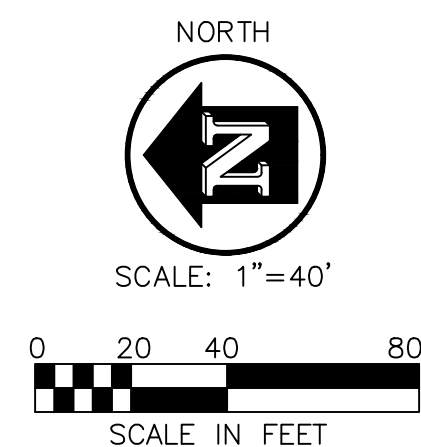


### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 8792, UNLESS OTHERWISE NOTED
- ⊙ ..... FOUND 3/4" REBAR, NO CAP
- △ ..... CALCULATED POINT, NOTHING SET
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805, RECORDS OF BONNER COUNTY, IDAHO.

### SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND A TOPCON GR-5 REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR IS LESS THAN THE REQUIREMENTS OF THE STATE OF IDAHO.



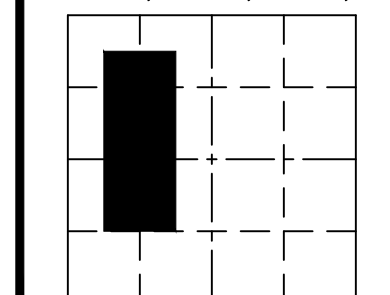
### CURVE TABLE

Curve #	Length	Radius	Delta	Chord	Direction
C1	212.43'	171.95'	70°47'07"	S88°31'29"E,	199.17'
C2	291.41'	171.95'	97°06'12"	N7°31'51"E,	257.76'
C3	12.70'	171.95'	4°13'56"	N43°08'13"W,	12.70'
C4	23.72'	40.00'	33°58'21"	S16°55'52"E,	23.37'
C5	5.93'	10.00'	33°58'21"	S16°55'52"E,	5.84'
C6	27.69'	60.00'	26°26'34"	S46°50'01"W,	27.45'
C7	20.54'	60.00'	19°37'03"	S23°48'13"W,	20.44'
C8	66.31'	60.00'	63°19'28"	S17°40'03"E,	62.99'
C9	33.46'	60.00'	31°57'23"	S65°18'28"E,	33.03'
C10	45.48'	60.00'	43°25'53"	N76°59'54"E,	44.40'
C11	48.92'	60.00'	46°43'07"	N31°55'24"E,	47.58'
C12	71.74'	60.00'	68°30'32"	N25°41'26"W,	67.54'
C13	21.40'	30.00'	40°51'54"	N69°24'42"E,	20.95'

RECORDER'S  
CERTIFICATE

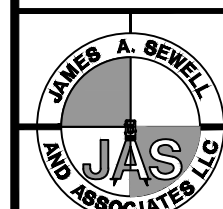


SECTION 25, TWP 60N, RNG 5W, B.M.



SHEET TITLE:

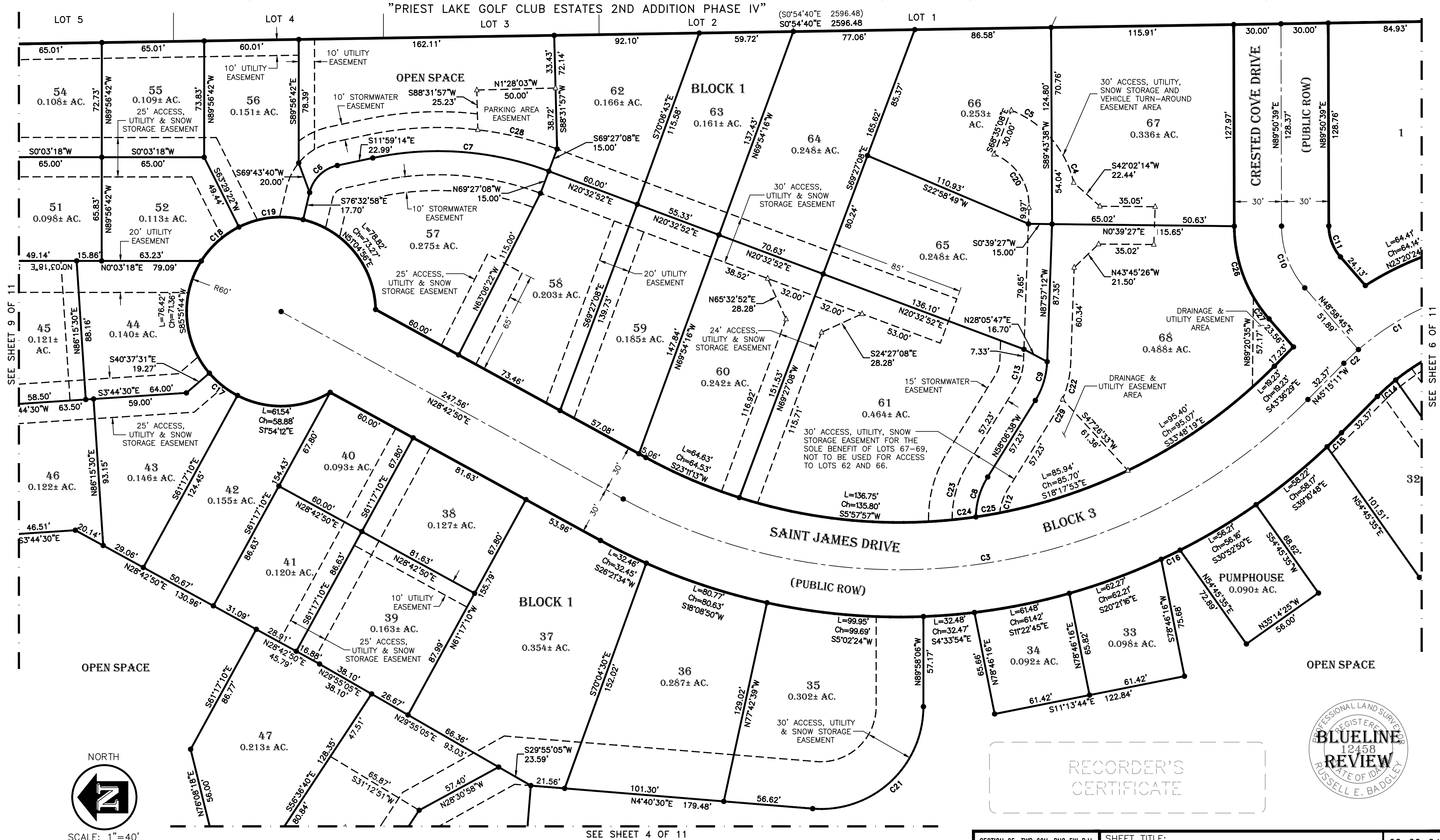
EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 2)



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

DATE: 02-20-24  
SCALE: 1"=40'  
DRAWN: JMB  
CHECKED: REB  
PROJ. NO.: 13420-20-001  
CAD FILE NO.: MILLIE'S-PUD-2023  
SHT. OF 11

**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  
 Δ ..... CALCULATED POINT, NOTHING SET  
 ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED  
 AS INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY,  
 IDAHO.

## NOTES

1. CURVE TABLE LOCATED ON SHEET 11
2. ALL EASEMENTS CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.

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

SHEET TITLE:
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**EAGLE SUBDIVISION PLANNED  
UNIT DEVELOPMENT (PHASE 2)**

**James A. Sewell and Associates, LLC**

ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

02-20-24

SCALE: 1"=40'

DRAWN: JMB

CHECKED: JMB  
RFB

REB	
PROJ.NO.:	

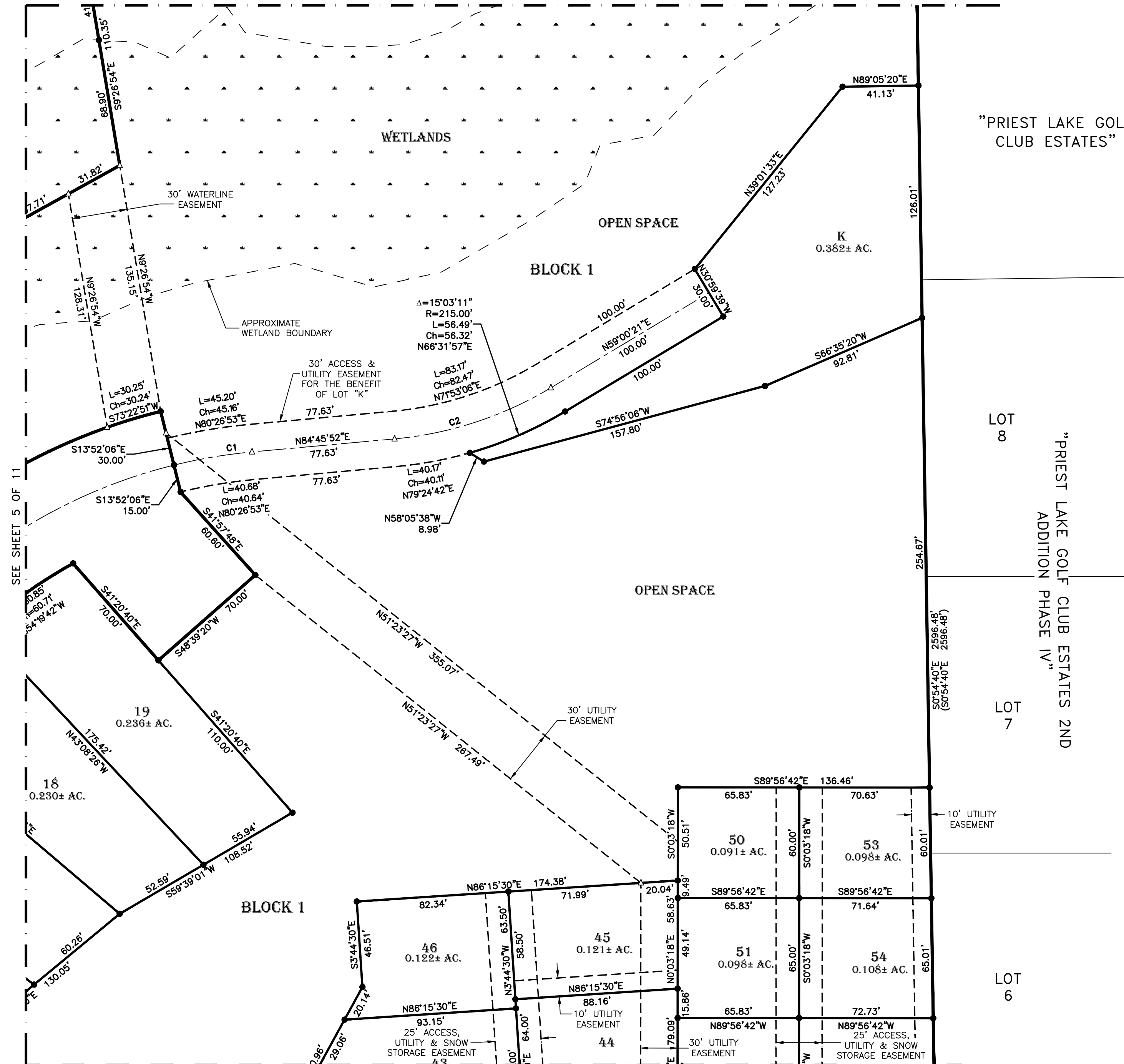
13420-20-001  
CAD FILE NO.

MILLIE'S-PUD-2023

CUT 8 OF 11

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

SEE SHEET 10 OF 11

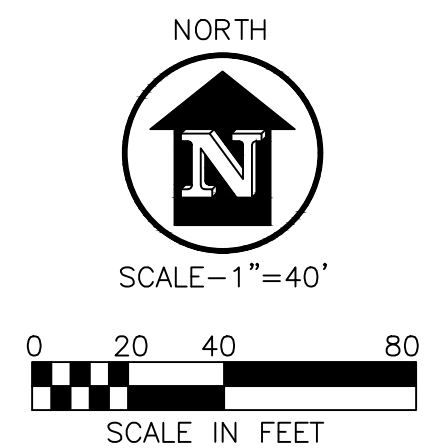


## LEGEND

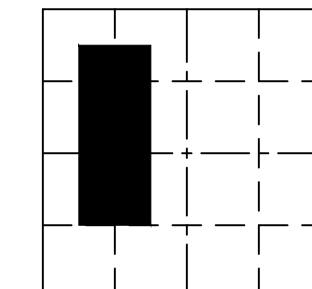
- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458  
 Δ ..... CALCULATED POINT, NOTHING SET  
 ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED  
 AS INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY,  
 IDAHO.

## NOTE

ALL EASEMENTS CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.




CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction
C1	42.94'	285.00'	8°37'58"	N80°26'53"E, 42.90'
C2	89.91'	200.00'	25°45'30"	N71°53'06"E, 89.16'

RECORDER'S  
CERTIFICATE

SHEET TITLE:

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)



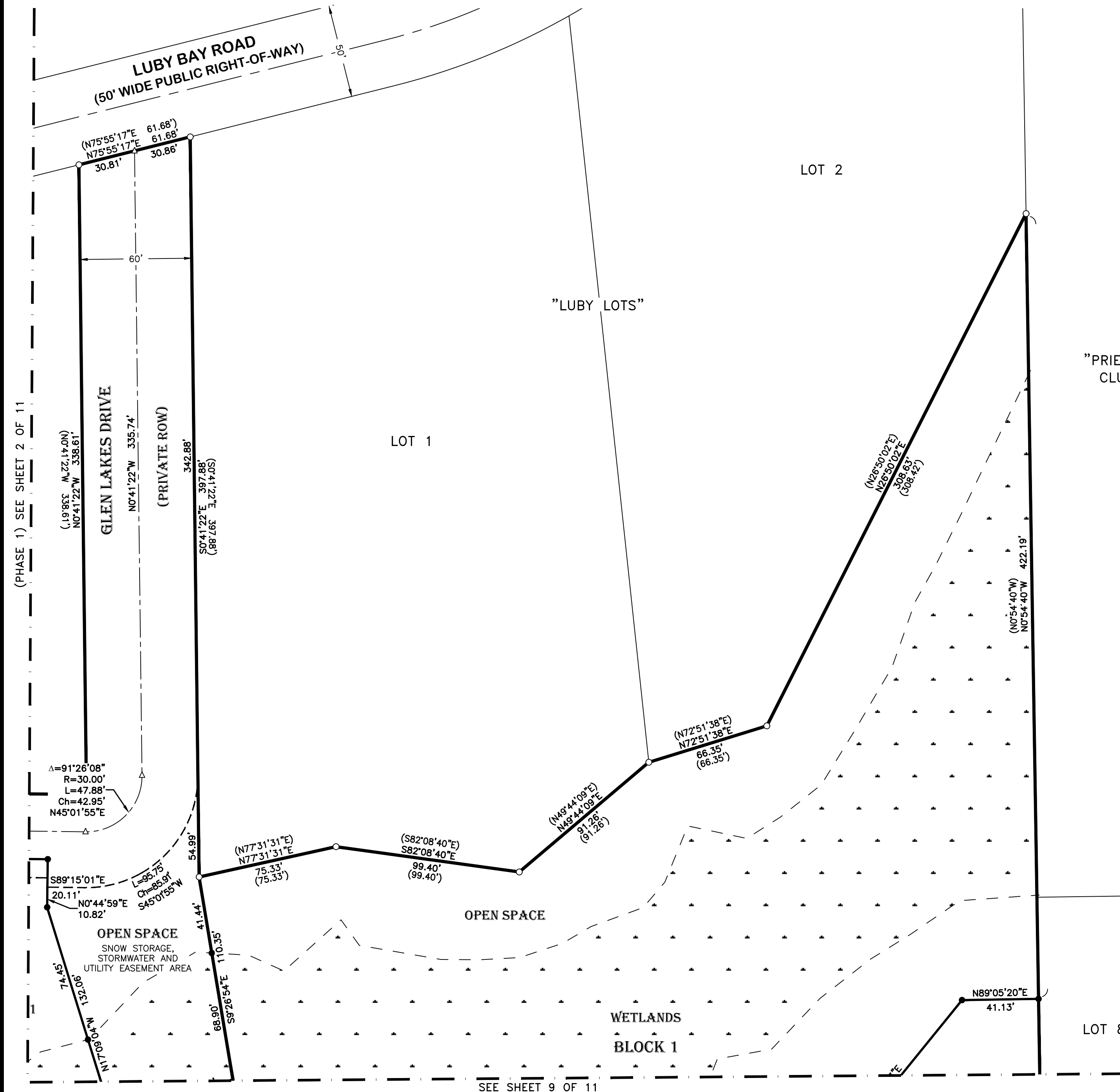
## James A. Sewell and Associates, LLC

ENGINEERS – SURVEYORS – PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE:	02-20-24
SCALE:	1"=40'
DRAWN:	JMB
CHECKED:	REB
PROJ.NO.:	13420-001
CAD FILE NO.	MILLIE'S-PUD-2023
SHT	9 OF 11

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

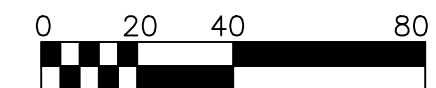


### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 9905, UNLESS OTHERWISE NOTED
- △ ..... CALCULATED POINT, NOTHING SET
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805, RECORDS OF BONNER COUNTY, IDAHO.



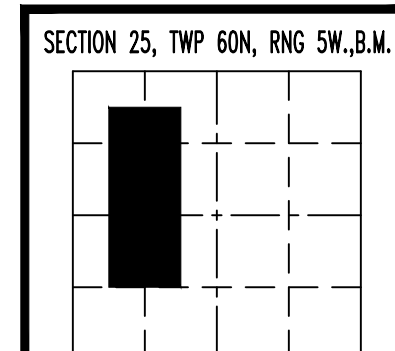
SCALE: 1"=40'



SCALE IN FEET



RECORDER'S  
CERTIFICATE

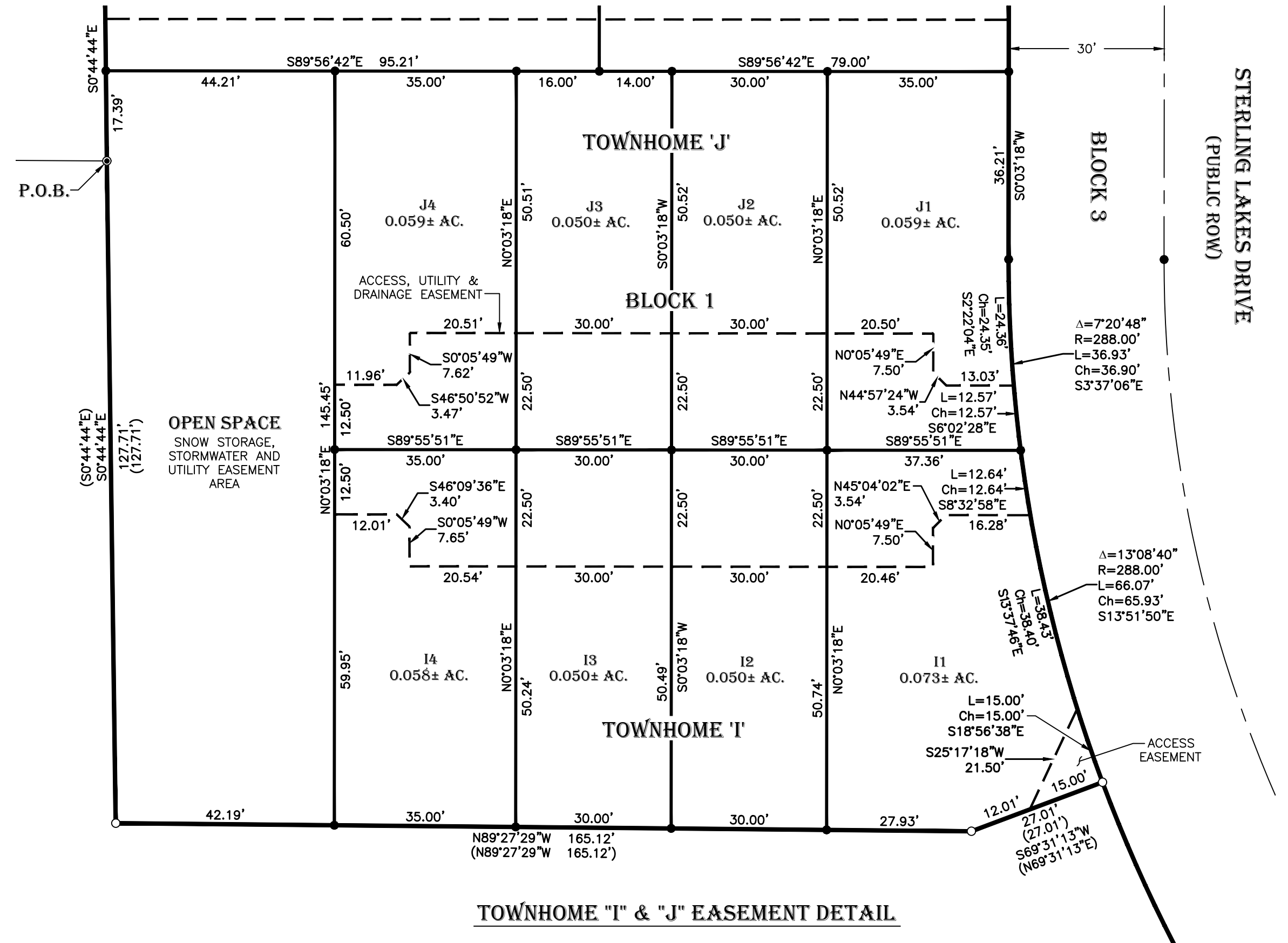


SECTION 25, TWP 60N, RNG 5W, B.M.	SHEET TITLE: <b>EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)</b>	DATE: 02-20-24
	<b>James A. Sewell and Associates, LLC</b>	SCALE: 1"=40'
	ENGINEERS - SURVEYORS - PLANNERS	DRAWN: JMB
	NEWPORT, WASHINGTON, 99156, (509)447-3626	CHECKED: REB
		PROJ. NO.: 13420-20-001
		CAD FILE NO. MILLIE'S-PUD-2023
		SHT 10 OF 11

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)

## SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

SHEET 8 CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Direction
C1	291.41'	171.95'	97°06'12"	N7°31'51"E, 257.76'
C2	12.70'	171.95'	4°13'56"	N43°08'13"W, 12.70'
C3	236.04'	365.00'	37°03'09"	S26°43'36"E, 231.95'
C4	48.38'	65.00'	42°38'37"	N70°43'30"E, 47.27'
C5	31.75'	65.00'	27°59'19"	N35°24'31"E, 31.44'
C6	25.91'	23.00'	64°33'44"	S44°16'06"E, 24.56'
C7	113.57'	200.00'	32°32'06"	S4°16'49"W, 112.05'
C8	26.71'	50.00'	30°36'39"	S73°24'58"E, 26.40'
C9	26.04'	50.00'	29°50'34"	S73°01'55"E, 25.75'
C10	42.79'	60.00'	40°51'54"	N69°24'42"E, 41.89'
C11	21.40'	30.00'	40°51'54"	N69°24'42"E, 20.95'
C12	15.78'	35.00'	25°50'02"	S71°01'39"E, 15.65'
C13	18.23'	35.00'	29°50'34"	S73°01'55"E, 18.02'
C14	15.65'	141.95'	6°18'58"	N42°05'42"W, 15.64'
C15	12.76'	395.00'	1°51'02"	S44°19'40"E, 12.76'
C16	13.33'	395.00'	1°56'00"	S25°50'14"E, 13.33'
C17	22.93'	60.00'	21°53'42"	S38°25'38"W, 22.79'
C18	32.61'	60.00'	31°08'23"	N42°04'50"W, 32.21'
C19	41.85'	60.00'	39°57'40"	N6°31'48"W, 41.00'
C20	43.15'	35.00'	70°37'56"	N56°43'50"E, 40.47'
C21	107.37'	65.00'	94°38'36"	N42°38'48"W, 95.57'
C22	24.02'	65.00'	21°10'12"	S77°22'06"E, 23.88'
C23	36.91'	65.00'	32°32'08"	S74°22'42"E, 36.42'
C24	15.12'	335.00'	2°35'11"	S7°01'18"E, 15.12'
C25	15.40'	335.00'	2°38'03"	S9°37'55"E, 15.40'
C26	47.09'	90.00'	29°58'35"	S74°51'22"W, 46.55'
C27	17.10'	90.00'	10°53'19"	S54°25'25"W, 17.08'
C28	51.91'	215.00'	13°50'04"	N13°37'51"E, 51.79'
C29	9.84'	65.00'	8°40'21"	S62°26'49"E, 9.83'

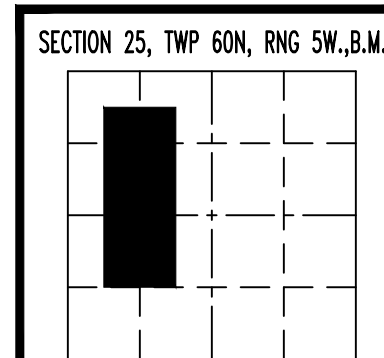


TOWNHOME "I" & "J" EASEMENT DETAIL



### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458
- o ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 9905, UNLESS OTHERWISE NOTED
- ..... FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS NO. 775
- Δ ..... CALCULATED POINT, NOTHING SET
- ( ) ..... INFORMATION AS SHOWN ON "MILLIE'S DEVELOPMENT, RECORDED AS INSTRUMENT NO. 1017805. RECORDS OF BONNER COUNTY, IDAHO.



SECTION 25, TWP 60N, RNG 5W, B.M.	SHEET TITLE: <b>EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)</b>	DATE: 02-20-24
	<b>James A. Sewell and Associates, LLC</b>	SCALE: 1"=40'
	ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: REB
		PROJ. NO.: 13420-20-001
		CAD FILE NO. MILLIE'S-PUD-2023
		SHT 11 OF 11