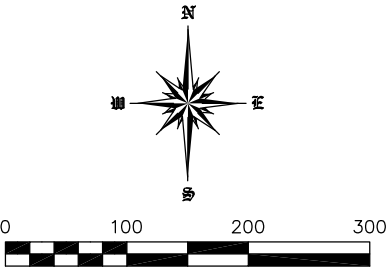


KRASEED ESTATES

LYING IN A PORTION OF SECTION 24,
TOWNSHIP 61 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND USDA FOREST SERVICE 3.25" ALUMINUM CAP, PLS 4343.
- FOUND USDS-FOREST SERVICE ALUMINUM CAP, PLS 5713.
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 4343, INST. NO. 432499, 09/24/1993.
- (R2) RECORD OF SURVEY-AMENDED BY PLS 14879, INST. NO. 1016975, 02/16/2023
- (R3) RECORD OF SURVEY BY PLS 12458, INST. NO. 1016553, 02/02/2023.

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 'D' PER FEMA PANEL 16017C0125F, EFFECTIVE 07/07/2014.
- D) THIS DIVISION FOLLOWS AN APPROVED ADMINISTRATIVE EXCEPTION PER BONNER COUNTY FILE NO. VE0018-24.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64587, GUARANTEE NO. G-2222-000089844, DATED JULY 28, 2023.

AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED NOVEMBER 9, 1972, INSTRUMENT NO. 144964, BONNER COUNTY RECORDS.

PLACE RECORDING LABEL HERE

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). 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 1.0000940690. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'03" AT THE NORTH QUARTER OF SECTION 24.

SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY IS TO CREATE 3 NEW CONFORMING LOTS FROM ONE PARCEL. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 3) PER (R3) REEDER BAY ROAD NO. 1339, A PUBLIC RIGHT-OF-WAY, ESTABLISHED BY VIEWERS REPORT AS ROAD #261, FIELD NOTES PAGE #317, 50' WIDTH.
- 4) REFER TO (R1) RECORD OF SURVEY BY PLS 4343, INST. NO. 432499, 09/24/1993 FOR SECTION BREAKDOWN AND ACCEPTED MONUMENTATION.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	24	61 N	5 W		
PROJECT # 23-163 REED				OREGON WASHINGTON	
DRAWING NAME: 23-163 REED TLAG-GROUND4				Plot Date: 12/11/2024	
KRASEED ESTATES					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=100'	
				Checked By: TLAG	
				Drawn By: TLAG	
				Sheet: 1 of 2	

KRASEED ESTATES

LYING IN A PORTION OF SECTION 24,
TOWNSHIP 61 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER’S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CRAIG D. KRASSELT AND SHAVAUNA C. REED, AS TRUSTEES OF THE KRASSELT AND REED LIVING TRUST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1–3, THE SAME TO BE KNOWN AS 'KRASEED ESTATES' BEING A PORTION OF SECTION 24, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CRAIG D. KRASSELT, AS TRUSTEES OR THEIR SUCCESSORS, KRASSELT AND REED LIVING TRUST

DATE

SHAVAUNA C. REED, AS TRUSTEES OR THEIR SUCCESSORS, KRASSELT AND REED LIVING TRUST

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAVAUNA C. REED, AS TRUSTEE OF THE KRASSELT AND REED LIVING TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CRAIG D. KRASSELT, AS TRUSTEE OF THE KRASSELT AND REED LIVING TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

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 24, TOWNSHIP 61 NORTH, RANGE 5 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. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "KRASEED ESTATES" 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 DAY OF , 2024.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE

PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON–SITE SEPTIC SYSTEMS

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 .

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

FILED THIS DAY OF , 2024, AT O’CLOCK M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER

BY DEPUTY

\$ FEE

PLACE RECORDING LABEL HERE

<div>1/4</div>				SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	KRASEED ESTATES	
<div><div></div><div></div><div></div><div></div></div>				24	61 N	5 W	<div></div>			
PROJECT #: 23–163 REED							OREGON		WASHINGTON	
DRAWING NAME: 23–163 REED TLAG–GROUND2							Plot Date:		12/11/2024	
									GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208–265–4474	
							Scale:		N/A	
							Checked By:		Drawn By:	
							TLAG		TLAG	
							Sheet:		2 of 2	