

## REPLAT OF COYOTE RIDGE – CLOSURE REPORT 4-15-25

### Mapcheck 1: BOUNDARY

#### Closure Summary

Precision, 1 part in: 1029608.26'  
Error distance: 0.01'  
Error direction: N47°42'55"W  
Area: 2863942.39 Sq. Ft.

#### Point of Beginning

Easting: 7574.30'  
Northing: 7592.88'

#### Side 1: Line

Direction: N89°02'50"W  
Distance: 824.84'

#### Side 2: Line

Direction: N0°20'36"E  
Distance: 1356.12'

#### Side 3: Line

Direction: S86°41'21"E  
Distance: 211.48'

#### Side 4: Line

Direction: S88°29'37"E  
Distance: 47.36'

#### Side 5: Line

Direction: N83°24'45"E  
Distance: 58.28'

#### Side 6: Line

Direction: N89°13'19"E  
Distance: 168.12'

#### Side 7: Line

Direction: S86°49'11"E  
Distance: 77.82'

#### Side 8: Line

Direction: S88°36'45"E  
Distance: 262.73'

#### Side 9: Line

Direction: S0°20'52"W  
Distance: 27.96'

Side 10: Line

Direction: S89°27'27"E

Distance: 1314.29'

Side 11: Line

Direction: S0°31'48"W

Distance: 1335.74'

Side 12: Line

Direction: N89°03'43"W

Distance: 1310.11'

Easting: 7574.29'

Northing: 7592.88'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 477199.83'

Error distance: 0.01'

Error direction: N26°04'52"E

Area: 307865.60 Sq. Ft.

Square area: 307865.60

Perimeter: 2983.69'

Point of Beginning

Easting: 8896.58'

Northing: 8907.11'

Side 1: Line

Direction: S0°31'48"W

Distance: 604.34'

Side 2: Curve

Curve direction: Counter-clockwise

Radius: [133.01']

Arc length: 23.27'

Delta angle: 10°01'25"

Tangent: [11.66']

Chord direction: N34°29'09"W

Chord distance: 23.24'

Side 3: Line

Direction: N39°29'51"W

Distance: 38.33'

Side 4: Curve

Curve direction: Clockwise  
Radius: [117.01']  
Arc length: 26.44'  
Delta angle: 12°57'00"  
Tangent: [13.28']  
Chord direction: N33°01'21"W  
Chord distance: 26.39'

Side 5: Line

Direction: N26°32'52"W  
Distance: 40.27'

Side 6: Curve

Curve direction: Counter-clockwise  
Radius: [133.00']  
Arc length: 35.00'  
Delta angle: 15°04'42"  
Tangent: [17.60']  
Chord direction: N34°05'12"W  
Chord distance: 34.90'

Side 7: Line

Direction: N41°37'33"W  
Distance: 63.06'

Side 8: Curve

Curve direction: Counter-clockwise  
Radius: [133.00']  
Arc length: 72.00'  
Delta angle: 31°00'56"  
Tangent: [36.90']  
Chord direction: N57°08'01"W  
Chord distance: 71.12'

Side 9: Line

Direction: N72°38'29"W  
Distance: 82.57'

Side 10: Line

Direction: N80°01'08"W  
Distance: 277.05'

Side 11: Line

Direction: N36°27'27"W  
Distance: 156.06'

**Side 12: Line**

**Direction:** N89°58'33"W

**Distance:** 365.00'

**Side 13: Line**

**Direction:** N0°02'48"W

**Distance:** 194.00'

**Side 14: Line**

**Direction:** S89°27'27"E

**Distance:** 1006.30'

**Easting:** 8896.59'

**Northing:** 8907.12'

**Mapcheck 3: LOT 2**

**Closure Summary**

**Precision, 1 part in:** 455335.18'

**Error distance:** 0.01'

**Error direction:** S13°33'42"W

**Area:** 568826.02 Sq. Ft.

**Point of Beginning**

**Easting:** 8884.23'

**Northing:** 7571.43'

**Side 1: Line**

**Direction:** N89°03'43"W

**Distance:** 1310.11'

**Side 2: Line**

**Direction:** N0°20'52"E

**Distance:** 277.45'

**Side 3: Line**

**Direction:** S80°07'22"E

**Distance:** 429.34'

**Side 4: Line**

**Direction:** S89°58'40"E

**Distance:** 495.18'

**Side 5: Line**

**Direction:** N0°38'57"E

**Distance:** 773.31'

**Side 6: Line**

**Direction:** S80°01'08"E

Distance: 120.00'

Side 7: Line

Direction: S72°38'29"E

Distance: 82.57'

Side 8: Curve

Curve direction: Clockwise

Radius: [133.00']

Arc length: 72.00'

Delta angle: 31°00'56"

Tangent: [36.90']

Chord direction: S57°08'01"E

Chord distance: 71.12'

Side 9: Line

Direction: S41°37'33"E

Distance: 63.06'

Side 10: Curve

Curve direction: Clockwise

Radius: [133.00']

Arc length: 35.00'

Delta angle: 15°04'42"

Tangent: [17.60']

Chord direction: S34°05'12"E

Chord distance: 34.90'

Side 11: Line

Direction: S26°32'52"E

Distance: 40.27'

Side 12: Curve

Curve direction: Counter-clockwise

Radius: [117.01']

Arc length: 26.44'

Delta angle: 12°57'00"

Tangent: [13.28']

Chord direction: S33°01'21"E

Chord distance: 26.39'

Side 13: Line

Direction: S39°29'51"E

Distance: 38.33'

Side 14: Curve

Curve direction: Clockwise  
Radius: [133.01']  
Arc length: 23.27'  
Delta angle: 10°01'25"  
Tangent: [11.66']  
Chord direction: S34°29'09"E  
Chord distance: 23.24'

Side 15: Line

Direction: S0°31'48"W  
Distance: 731.40'  
Easting: 8884.23'  
Northing: 7571.42'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 478100.62'  
Error distance: 0.01'  
Error direction: N40°42'29"W  
Area: 435642.39 Sq. Ft.

Point of Beginning

Easting: 8494.14'  
Northing: 7796.48'

Side 1: Line

Direction: N89°58'40"W  
Distance: 495.18'

Side 2: Line

Direction: N0°01'58"E  
Distance: 925.92'

Side 3: Line

Direction: S89°58'33"E  
Distance: 256.00'

Side 4: Line

Direction: S36°27'27"E  
Distance: 156.06'

Side 5: Line

Direction: S80°01'08"E  
Distance: 157.05'

Side 6: Line

Direction: S0°38'57"W  
Distance: 773.31'  
Easting: 8494.13'  
Northing: 7796.49'

Mapcheck 5: LOT 4

Closure Summary

Precision, 1 part in: 568372.94'  
Error distance: 0.01'  
Error direction: N63°38'14"E  
Area: 1551617.57 Sq. Ft.

Point of Beginning

Easting: 7574.30'  
Northing: 7592.88'

Side 1: Line

Direction: N89°02'50"W  
Distance: 824.84'

Side 2: Line

Direction: N0°20'36"E  
Distance: 1326.33'

Side 3: Line

Direction: N0°20'36"E  
Distance: 29.79'

Side 4: Line

Direction: S86°41'21"E  
Distance: 211.48'

Side 5: Line

Direction: S88°29'37"E  
Distance: 47.36'

Side 6: Line

Direction: N83°24'45"E  
Distance: 58.28'

Side 7: Line

Direction: N89°13'19"E  
Distance: 168.12'

Side 8: Line

Direction: S86°49'11"E  
Distance: 77.82'

**Side 9: Line**

**Direction:** S88°36'45"E

**Distance:** 262.73'

**Side 10: Line**

**Direction:** S0°20'52"W

**Distance:** 27.96'

**Side 11: Line**

**Direction:** S89°27'27"E

**Distance:** 308.00'

**Side 12: Line**

**Direction:** S0°02'48"E

**Distance:** 194.00'

**Side 13: Line**

**Direction:** S89°58'33"E

**Distance:** 109.00'

**Side 14: Line**

**Direction:** S0°01'58"W

**Distance:** 925.92'

**Side 15: Line**

**Direction:** N80°07'22"W

**Distance:** 429.34'

**Side 16: Line**

**Direction:** S0°20'52"W

**Distance:** 277.45'

**Easting:** 7574.31'

**Northing:** 7592.88'



# REPLAT OF COYOTE RIDGE

## SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF COYOTE RIDGE" 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ M. IN BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNER 1 CERTIFICATE (LOTS 2, 3, & 4)

THIS IS TO CERTIFY THAT TAREK I. SAAB AND KATHRYN R. SAAB, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE ADJUSTED AND REPLATED AS SHOWN HEREON, AND TO BE KNOWN AS "REPLAT OF COYOTE RIDGE", LOCATED IN SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOTS 2, 3, AND 4 OF THE PLAT OF COYOTE RIDGE, RECORDED IN BOOK 19 OF PLATS AT PAGE 24, AS INSTRUMENT #1009467, RECORDS OF BONNER COUNTY, IDAHO AND THAT PORTION OF THE NORTHWEST 1/4 OF SAID SECTION 34 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 34; THENCE THENCE N89°02'50"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, 824.84 FEET TO A 5/8" REBAR; THENCE N0°20'36"E, 1356.12 FEET TO THE CENTERLINE OF AN EXISTING ACCESS ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

S86°41'21"E, 211.48 FEET;  
S88°29'37"E, 47.36 FEET;  
N83°24'45"E, 58.28 FEET;  
N89°13'19"E, 168.12 FEET;  
S88°49'11"E, 77.82 FEET;  
S88°36'45"E, 262.73 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34;

THENCE S0°20'52"W ALONG SAID EAST LINE, 27.96 FEET TO THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 34;  
THENCE S0°20'52"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, 1354.67 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

\_\_\_\_\_  
TAREK I. SAAB

\_\_\_\_\_  
KATHRYN R. SAAB

### OWNER 1 ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED TAREK I. SAAB AND KATHRYN R. SAAB, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

### 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 34, TOWNSHIP 56 NORTH, RANGE 3 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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
RUSSELL E. BADGLEY

PRELIMINARY

PLS 12458

### OWNER 2 CERTIFICATE (LOT 1)

THIS IS TO CERTIFY THAT BRAD SALVATORA AND MARITA SALVATORA, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE ADJUSTED AND REPLATED AS SHOWN HEREON, AND TO BE KNOWN AS "REPLAT OF COYOTE RIDGE", LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 1 OF THE PLAT OF COYOTE RIDGE, RECORDED IN BOOK 19 OF PLATS AT PAGE 24, AS INSTRUMENT #1009467, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

\_\_\_\_\_  
BRAD SALVATORA

\_\_\_\_\_  
MARITA SALVATORA

### OWNER 2 ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED BRAD SALVATORA AND MARITA SALVATORA, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

1. A WATER PIPELINE EASEMENT GRANTED IN INSTRUMENT NO. 171878
2. AN INGRESS, EGRESS, AND UTILITIES EASEMENT GRANTED IN INSTRUMENT NO. 185719.
3. TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN WARRANTY DEED INSTRUMENT NO. 863567.
4. AN INGRESS, EGRESS, AND UTILITIES EASEMENT GRANTED IN INSTRUMENT NO. 946999.
5. TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN SPECIAL WARRANTY DEED INSTRUMENT NO. 1002221.
6. NORTHERN LIGHTS, INC. RIGHT-OF-WAY EASEMENT, INST. NO. 1006484.
7. OFFICIAL PLAT OF COYOTE RIDGE, BK. 19 OF PLATS, PG. 24.

SECTION 34, TWP 56N, R3E, S4M	SHEET TITLE: <b>REPLAT OF COYOTE RIDGE</b>	DATE: 2-18-26
		SCALE: NONE
		TRIM: REB
		EXPENSE: SC
		PLAT NO: 10050-26-2021
James A. Sewell and Associates LLC ENGINEERS-SURVEYORS-PLANNERS SANDPOINT, ID, 83864, (208)263-4160		SHCL OF 2

# REPLAT OF COYOTE RIDGE

## SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

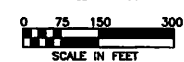
### BASIS OF BEARING

GEODETIC BASED ON GPS TIES BETWEEN THE CENTER 1/4 CORNER AND THE NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

TRUE NORTH



SCALE 1"=150'



### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	23.27	133.00	10°01'25"	N34°29'09"W 23.24
C2	26.44	117.00	12°57'00"	N33°01'21"W 26.39
C3	35.00	133.00	15°04'42"	N34°05'12"W 34.90
C4	72.00	133.00	31°00'56"	N57°08'01"W 71.12

### LINE TABLE

LINE	DIRECTION	LENGTH
L1	N39°29'51"W	38.33
L2	N26°32'52"W	40.27
L3	N41°37'33"W	63.08
L4	N72°38'29"W	82.57
L5	N36°27'27"W	156.08

### REFERENCES

1. PLAT OF COYOTE RIDGE, BK. 19, PG. 24, INST. NO. 1009467
2. PLAT OF CHARBONNEAU ESTATES, BK. 6, PG. 9, INST. NO. 702771
3. RECORD OF SURVEY INST. NO. 667765A

### NOTES

1. OWNER 1 RETAINS OWNERSHIP OF THE ADJUSTED LOTS 2, 3, AND 4.
2. OWNER 2 RETAINS OWNERSHIP OF THE ADJUSTED LOT 1.
3. LOTS 1, 3, AND 4 HAVE NO LEGAL RIGHTS TO THE USE OF THE EASEMENT FOR PEAK VIEW DRIVE. LEGAL ACCESS IS ALONG BURLEY DRIVE, THROUGH PARCELS TO THE SOUTH.

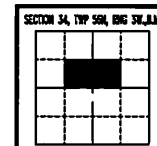
### LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879 UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCE SHOWN

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LOTS AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY FOUND MONUMENTS AND THE REFERENCES SHOWN.

RECORDER'S  
CERTIFICATE



SECTION 34, TWP 56N, RNG 3W, 1/4

SHEET TITLE:  
**REPLAT OF COYOTE RIDGE**

**James A. Sorell and Associates, LLC**  
ENGINEERS-SURVEYORS-PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 4-18-25  
SCALE: 1"=150'  
DRAWN: REB  
CHECKED: SC  
PROJECT: 20250-25-001  
SHEET: 2 OF 2