

1049814

BK. 23 Pg. 49

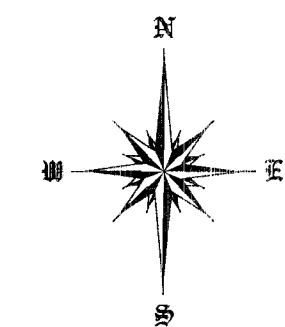
1 of 2

# LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

## GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS. THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- B) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO INTERSECT THE PROPERTY TO THE SOUTH, REMOVING ANY GAPS OR OVERLAPS IN EXISTING DEED DESCRIPTIONS TO THE SOUTH. THE SOUTH LINE OF THE PROPERTY RUNS PARALLEL WITH AND OFFSET 315 FT. NORTHWESTERLY FROM THE RAILROAD CENTERLINE AS SHOWN ON (R1). FOUND MONUMENTS CONFIRM THE LOCATION OF THIS OFFSET RAILROAD RIGHT-OF-WAY WHICH WERE HELD FOR THIS SURVEY.
- C) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- D) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- E) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.



ANGLE POINT  
IN NW BOUNDARY  
OF LOT 5 (R3).  
FOUND 5/8" REBAR  
NO CAP

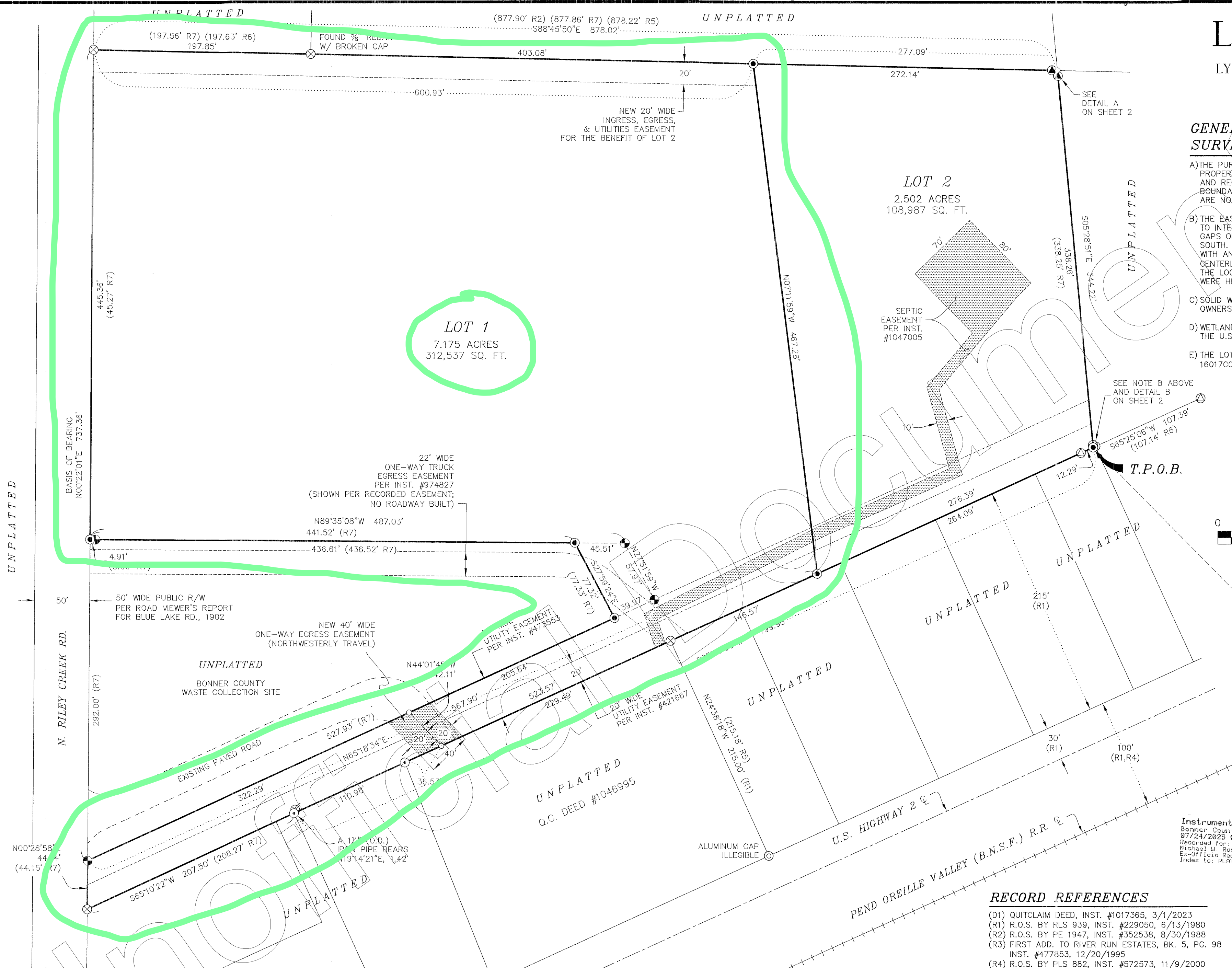
Instrument # 1049814 B: 23 P: 49  
Bonner County, Sandpoint, Idaho  
07/24/2025 03:07:28 PM No. of Pages: 1  
Recorded for: GLAHE & ASSOCIATES  
Michael W. Rosedale  
Ex-Officio Recorder Deputy  
Index to: PLATS

## RECORD REFERENCES

- (D1) QUITCLAIM DEED, INST. #1017365, 3/1/2023  
(R1) R.O.S. BY RLS 939, INST. #229050, 6/13/1980  
(R2) R.O.S. BY PE 1947, INST. #352538, 8/30/1988  
(R3) FIRST ADD. TO RIVER RUN ESTATES, BK. 5, PG. 98  
INST. #477853, 12/20/1995  
(R4) R.O.S. BY PLS 882, INST. #572573, 11/9/2000  
(R5) R.O.S. BY PLS 4193, INST. #932494, 12/20/2018  
(R6) R.O.S. BY PLS 6374, INST. #1013689, 11/1/2022  
(R7) R.O.S. BY PLS 20538, INST. #1017843, 3/16/2023

S 1/4 COR., SEC. 30  
FOUND PREVIOUSLY  
A 2 1/2" BRASS CAP  
BY PLS 922  
CP&F INST. #973582

30'  
31'

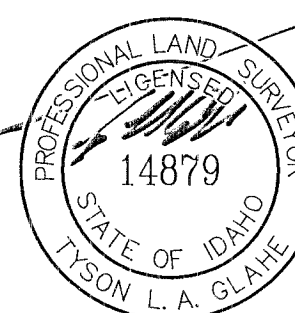


## BASIS OF BEARING

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 1.0000981200. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°44'59\"/>

## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 14879
- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP IN SQUARE CONC. MON.
- FOUND 5/8" REBAR & CAP, PLS 15516
- FOUND 5/8" REBAR & CAP, PLS 882
- FOUND 5/8" REBAR & CAP, PE 1947
- FOUND 1" (O.D.) IRON PIPE, OR AS NOTED
- CALCULATED POINT, NOTHING SET



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	30	56 N	3 W		
PROJECT #: 25-094 MUNILLA PROJECT #: 25-094 MUNILLA MLD					

LOU'S SIXPAK		Scale:	1"=60'
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Checked By: TLAG	Drawn By: SWO
Plot Date: 7/9/2025		Sheet: 1 of 2	



1049814

BK 23 Pg 49

2022

# LOU'S SIXPAK

LYING IN THE SW ¼ OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SIXPAK LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'LOU'S SIXPAK' BEING THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017365, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, MARKED WITH A 2 1/2" BRASS CAP BY PLS 922;

THENCE ALONG THE NORTH-SOUTH SECTION CENTER LINE OF SAID SECTION 30, NORTH 00°25'59" EAST, 1901.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE PEND OREILLE VALLEY RAILROAD (FORMERLY THE BURLINGTON NORTHERN RAILROAD), COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, AS RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY, IDAHO, AND MARKED WITH A 5/8" REBAR;

THENCE LEAVING SAID SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHWESTERLY BOUNDARY, NORTH 44°38'12" WEST, 548.24 FEET TO A POINT 315 FEET FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY WHEN MEASURED AT A RIGHT ANGLE, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879, AND THE TRUE POINT OF BEGINNING;

THENCE RUNNING PARALLEL WITH SAID RAILROAD CENTERLINE, SOUTH 65°25'06" WEST, 799.96 FEET;

THENCE SOUTH 65°10'22" WEST, 207.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH RILEY CREEK ROAD, A PUBLIC ROAD, MARKED WITH AN IRON PIPE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°28'58" EAST, 44.14 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017364, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 5/8" REBAR AND CAP BY PLS 15516;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED #1017364 PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 65°18'34" EAST, 527.93 FEET TO A POINT MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;
2. NORTH 27°59'24" WEST, 77.32 FEET TO A POINT MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;
3. NORTH 89°35'08" WEST, 441.52 FEET, RETURNING TO SAID EAST RIGHT-OF-WAY LINE, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID PARCEL BOUNDARY AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°22'01" EAST, 445.36 FEET TO A POINT MARKED WITH AN IRON PIPE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°45'50" EAST, 878.02 FEET TO A POINT MARKED WITH A 1/2" REBAR INSIDE AN IRON PIPE;

THENCE SOUTH 05°28'51" EAST, 344.22 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 20 FT. WIDE EASEMENT ALONG THE NORTH LINE OF LOT 1, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2 FOR INGRESS, EGRESS, AND UTILITIES.

A NEW 40 FT. WIDE ONE-WAY EGRESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF THAT SOUTHEASTERLY NEIGHBORING PARCEL DESCRIBED IN QUITCLAIM DEED INST. #1046995, RECORDS OF BONNER COUNTY, IDAHO.

SIXPAK LLC, LUIS MUNILLA, MANAGER

7/9/25  
DATE

## ACKNOWLEDGMENT

STATE OF Idaho

COUNTY OF Bonner

ON THIS 9th DAY OF July, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUIS MUNILLA, KNOWN OR IDENTIFIED TO ME TO BE MANAGER OF SIXPAK LLC., WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SAID LLC.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF Idaho

RESIDING AT: Sagle

MY COMMISSION EXPIRES: 4-6-2029

KENDRA RADER  
Notary Public - State of Idaho  
Commission Number 20231523  
My Commission Expires 04-06-2029

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 22 DAY OF July, 2025  
Anna Walther  
CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLE ONE, FILE NO. 25550018, DATED APRIL 22, 2025.

1. UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. #107769, 9/12/1966, FOR TELEPHONE POLES AND LINE CROSSING THE PROPERTY. NOT SHOWN; LOCATION NOT SPECIFIC.
2. A 20' WIDE UTILITY EASEMENT GRANTED TO GTE NORTHWEST INC., INST. #421667, 3/23/1993. AS SHOWN HEREON.
3. A 40' WIDE UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #473553, 10/4/1995. AS SHOWN HEREON.
4. ALL MATTERS AS DISCLOSED BY RECORD OF SURVEYS, INST.: #932494, 12/20/2018, #1013689, 11/1/2022, AND #1017843, 3/16/2023.
5. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #996791, 12/3/2021. NOT SHOWN HEREON; BLANKET EASEMENT.

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 22nd DAY OF July, 2025.

BONNER COUNTY PLANNING DIRECTOR et al

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS 9 DAY OF JULY, 2025

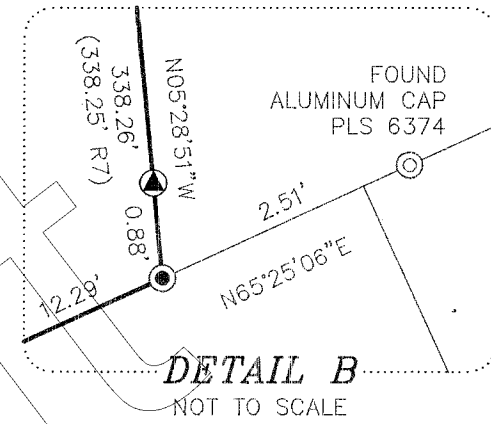
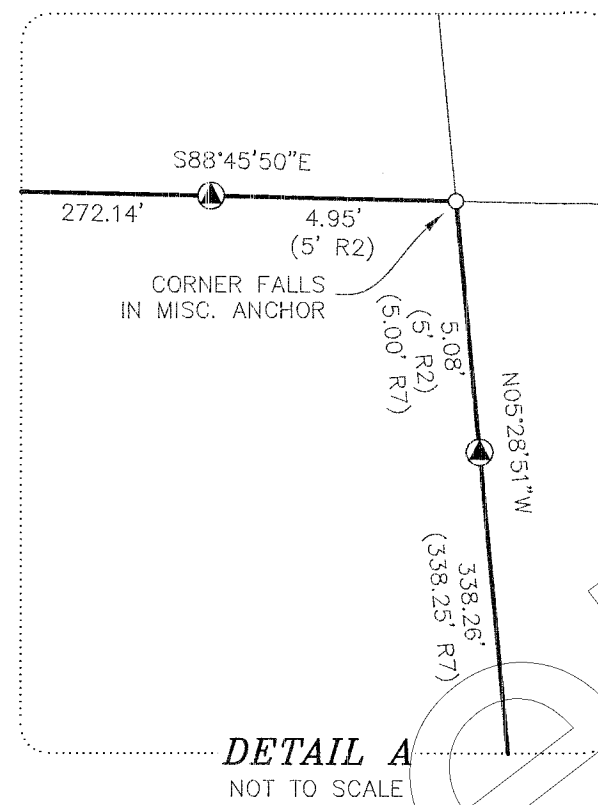
Joel J. Andring  
BONNER COUNTY SURVEYOR, JOEL J. ANDRING, PLS 13548

## 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, 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

7-9-25  
DATE



## SANITARY RESTRICTION

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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY INDIVIDUAL WELLS  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL 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 2024.

DATED THIS 10th DAY OF July, 2025

Clonnie Koster  
BONNER COUNTY TREASURER  
BY Taffany P. Zoloto Sen. Dept. Treas.

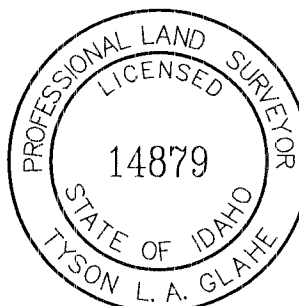
## RECORDER'S CERTIFICATE

FILED THIS 24th DAY OF July, 2025 AT 3:07 P.M., IN BOOK 23 OF PLATS AT PAGE 49 AT THE REQUEST OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. 1049814

M. Rosedale Bridgette Centab  
COUNTY RECORDER BY DEPUTY  
\$ 11.00 FEE

Instrument # 1049814 B: 23 P: 49  
Bonner County, Sandpoint, Idaho  
07/24/2025 03:07:26 PM No. of Pages: 2  
Recorded for: GLAHE & ASSOCIATES  
Michael M. Rosedale Fee: \$11.00  
Ex-Officio Recorder Deputy  
Index to: PLATS

BC



1/4	Section	Township	Range	MONTANA	IDAHO
	30	56 N	3 W		
PROJECT #: 25-094 MUNILLA PROJECT #: 25-094 MUNILLA MLD					

LOU'S SIXPAK			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A Checked By: TLG Plot Date: 7/9/2025 Drawn By: SFW Sheet: 2 of 2	

Conceptual SITE PLAN at Full Buildout

