



# KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,  
LYING IN A PORTION OF SECTION 1,  
TOWNSHIP 55 NORTH, RANGE 2 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVID LUERS AND KATHARINE M. LUERS, AS TRUSTEES OF THE DAVID AND KATHARINE LUERS REVOCABLE TRUST, DATED SEPTEMBER 21, 2023, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCGINN, AN UNMARIED MAN, AS TO AN UNDIVIDED 50% INTEREST, 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 1-2, THE SAME TO BE KNOWN AS YOC LAND - LOT 1 REPLAT BEING A PORTION OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, KDC LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 20 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO,  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS \_\_\_\_\_ DATE \_\_\_\_\_  
KATHARINE M. LUERS \_\_\_\_\_ DATE \_\_\_\_\_  
CHRIS MCGINN \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, 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 \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, 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 \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MCGINN, 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: \_\_\_\_\_

## 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 HEREON 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 \_\_\_\_\_

## DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE, FILE NO. N-68200, GUARANTEE NO. 5015500-0000166, DATED JANUARY 31, 2025:
- A RIGHT OF WAY EASEMENT, RECORDED MAY 2, 1949, INST. NO. 30785, AS SHOWN HEREON, SEE SURVEYOR'S NOTE #4.
  - MATTERS SET FORTH IN RECORD OF SURVEY, RECORDED JANUARY 18, 2005, INST. NO. 618849, SEE SURVEYOR'S NOTE #5.
  - AN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED MARCH 1, 2005, INST. NO. 671247, NOT SHOWN ON MAP.
  - MATTERS SET FORTH IN RECORD OF SURVEY, RECORDED MAY 6, 2005, INST. NO. 675987, SEE SURVEYOR'S NOTE #4, NOT SHOWN ON MAP.
  - AN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED JUNE 30, 2017, INST. NO. 907487, RE-RECORDED AUGUST 24, 2017, INST. NO. 910384, NOT SHOWN ON MAP.
  - TERMS, CONDITIONS AND PROVISION AS CONTAINED IN AGREEMENT BETWEEN CITY OF CLARK FORK AND DAVID LUERS, RECORDED JANUARY 23, 2022, INST. NO. 999055, NOT SHOWN ON MAP.
  - TERMS AND CONDITIONS OF ORDINANCE NO. 665, LUERS/MCGINN ZONE CHANGE FILE NO. ZC0030-21, RECORDED APRIL 27, 2022, INST. NO. 100686, NOT SHOWN ON MAP.
  - TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMIN EXCEPTION FILE NO. N00019-22, RECORDED NOVEMBER 10, 2022, INST. NO. 104051, NOT SHOWN ON MAP.
  - ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF KDC LAND, RECORDED AS BOOK 23 OF PLATS, PAGE 32, NOT SHOWN ON MAP.

## COUNTY COMMISSIONERS' CERTIFICATE

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

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

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS \_\_\_\_\_

## PLANNING DIRECTOR

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

PLANNING DIRECTOR \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

## PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REINSTITUTED IN ACCORDANCE WITH SECTION 50-1306, 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 PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

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

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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF PLATS AT \_\_\_\_\_, AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE



1/4	Section	Range	North	Idaho
1	55	2	N	E
PROJECT # 35-038 LUERS MLO DLS				

KDC LAND - LOT 1 REPLAT	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, Idaho 83664 208-265-4474	Scale: N/A Checked By: TLAG Drawn By: TLAG File Date: 5/6/2025 Sheet: 2 of 2