

EXCEPTIONS

Title Policy Exceptions - Policy No. 676960 - RP56N02W125251A

Exception 10 - Instrument Number 506513 - describes a 60 foot easement across the North 60 feet of RP56N02W125251A.

Exception 11 - Instrument Number 506926 - Covenants and deed restrictions. It does not contain a description of the property. The covenants to require a 40' building setback.

Exception 12 - Instrument Number 507965 - provides for a 60 foot easement as referenced in Instrument Number 506513 and a 30 foot easement along the East line of RP56N02W125251A. The 30 foot easement straddles the East property line - 15 feet on each side of the line.

Exception 13 - Instrument Number 511203 - Warranty Deed describes both RP56N02W125251A and RP56N02W125390A. It includes the two easements listed in Instrument Number 507965 (Exception 12) and a 25' easement from the South 1/4 corner to the South line of RP56N02W125390A.

Exception 15 - Instrument Number 512651 - Record of Survey by FLS 7679 - utilized this survey.

Exception 17 - Instrument Number 635527 - Record of Survey by FLS 7679 - notes gap between RP56N02W125251A and the property to the North. Did not affect this survey.

Exception 18 - Instrument Number 664009 - Easement granted to Northern Lights, Inc. across RP56N02W125251A. No specific location or width.

Exception 19 - Instrument Number 631976 - Highway right of way survey by FLS 5087. Utilized this survey.

Exception 20 - Instrument Number 935484 - Easement granted to Northern Lights, Inc. generally across Section 12, T56N, R2W - signed in 1952 - recorded in 2009.

EXCEPTIONS-CONTINUED

Title Policy Exceptions - Policy No. 676962 - RP56N02W125390A

Exception 7 - Instrument Number 116194 - Easement granted to GTE Northwest - the right to place buried cable across the SW 1/4 of Section 12, T56N, R2W - no width - not specifically described location.

Exception 9 - Instrument Number 506513 - describes a 60 foot easement across the North 60 feet of RP56N02W125251A.

Exception 10 - Instrument Number 506926 - Covenants and deed restrictions. It does not contain a description of the property. The covenants to require a 40' building setback.

Exception 11 - Instrument Number 507965 - provides for a 60 foot easement as referenced in Instrument Number 506513 and a 30 foot easement along the East line of RP56N02W125251A. The 30 foot easement straddles the East property line - 15 feet on each side of the line.

Exception 12 - Instrument Number 511203 - Warranty Deed describes both RP56N02W125251A and RP56N02W125390A. It includes the two easements listed in Instrument Number 507965 (Exception 11) and a 25' easement from the South 1/4 corner to the South line of RP56N02W125390A.

Exception 13 - Instrument Number 512651 - Record of Survey by FLS 7679 - utilized this survey.

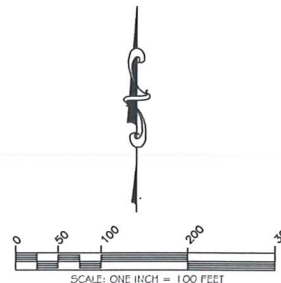
Exception 16 - Instrument Number 631976 - Highway right of way survey by FLS 5087. Utilized this survey.

Exception 17 - Instrument Number 935484 - Easement granted to Northern Lights, Inc. generally across Section 12, T56N, R2W - signed in 1952 - recorded in 2009.

RECORD OF SURVEY

Boundary Line Adjustment

IN THE
SW1/4 SECTION 12
TOWNSHIP 58 NORTH, RANGE 2 WEST, B.M.
BONNER COUNTY, IDAHO
FOR
CALDWELL LIVING TRUST



BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.9998715. All distances shown are converted to ground.

SURVEYS OF RECORD

INST. NO.	SURVEYOR	FLS. NUMBER
216355	John Allen	FLS 804
216431	John Allen	FLS 804
343740	Alan Kiebert	FLS 974
430301	Lance Miller	FLS 6107
556505	Lance Miller	FLS 6107
404621	Lance Miller	FLS 6107
405096	Lance Miller	FLS 6107
508322	Bob Bristol	FLS 682
512851	Dan Provost	FLS 7679
595719	Dan Provost	FLS 7679
635527	Dan Provost	FLS 7679
635526	Dan Provost	FLS 7679
635754	Bob Bristol	FLS 682
654751	David Evans	FLS 5087
671295	Larry Glahe	FLS 5713
684447	Larry Glahe	FLS 5713
661215	Tyson Glahe	FLS 14679
666401	Lance Miller	FLS 6107
993296	Bagley	FLS 12110

PURPOSE OF SURVEY

The purpose of this survey was to adjust the boundary line between RP56N02W125251A and RP56N02W125390A. A survey by FLS 7679 recorded as Instrument Number 512651 depicted the boundaries of the two properties listed above. The monuments set by FLS 7679 and FLS 6107 (previously set prior to R05 512651) were tied as part of this survey. All monuments found fit well with the recorded survey and the deeds of record. A survey by FLS 5087 for the Idaho Department of Transportation noted the right of way monuments that were found and used this survey. They all fit within tolerance. All tied monuments were accepted for this survey.

SURVEYOR'S CERTIFICATION

I, James R. Staples, FLS 3628, 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 10, Township 57 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Record of Survey was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2025, at _____, m, and duly recorded as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID 83805

(208) 267-7555

RECORD OF SURVEY

FOR: CALDWELL LIVING TRUST

DWN BY: JRS/RLK

SIX, T66N, R2W, B.M.

BONNER COUNTY, IDAHO

REVISION NO. 1

DATE: 12/31/2024

SHEET 1 OF 1

JOB NO. 24-74

