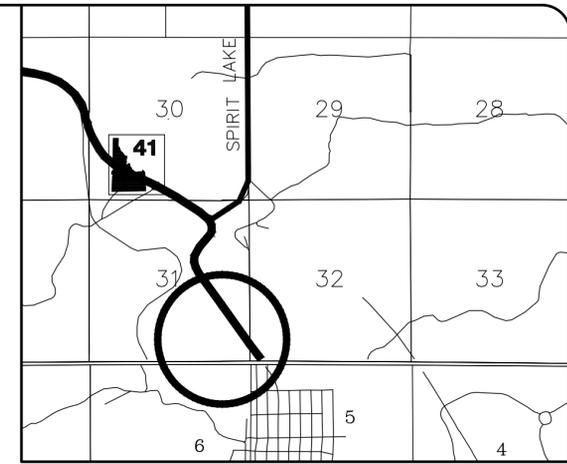


LONGFELLOW

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M. BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAUM CONSTRUCTION, LLC DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "LONGFELLOW". BEING A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31 AS MARKED BY A 1.5" A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 969787; FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 AS MARKED BY A 3.25" IDL A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 969788 BEARS SOUTH 00°44'13" WEST, 2644.88 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°42'52" WEST, 2640.12 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31 AS MARKED BY A 2" A.C. MONUMENT PER CP#F ON FILE WITH BONNER COUNTY RECORDS; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER, SOUTH 01°29'26" WEST, 166.22 FEET TO THE INTERSECTION WITH THE NORTHERLY & WESTERLY RIGHT-OF-WAY LINE OF THE ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED) AS DESCRIBED IN A DEED RECORDED IN BOOK 24 OF DEEDS AT PAGE 278, BONNER COUNTY RECORDS AND MARKED BY A 5/8" REBAR (NO CAP) AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE CONTINUING ALONG SAID WEST BOUNDARY OF THE SOUTHEAST QUARTER, SOUTH 01°29'26" WEST, 118.80 FEET TO THE INTERSECTION WITH THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED) AND MARKED BY A 1/2" REBAR & ILLEGIBLE CAP. SAID POINT ALSO BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE NORTHEASTERLY, 124.82 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 09°19'36" AND A CHORD BEARING NORTH 56°38'00" EAST, 124.68 FEET TO A 1/2" REBAR & CAP "PLS 772" MARKING THE NORTHWESTERLY CORNER OF WARRANTY DEED INSTRUMENT NUMBER 950904, BONNER COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID DEED AND LEAVING THE RIGHT-OF-WAY LINE, SOUTH 28°49'08" EAST, 572.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID DEED AND THE POINT ON THE CENTERLINE OF AN EXISTING ACCESS ROAD AND THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE ALONG SAID EXISTING ACCESS ROAD CENTERLINE AS FOLLOWS:

SOUTHWESTERLY, 89.01 FEET ALONG SAID CURVE HAVING A RADIUS OF 181.50 FEET, A CENTRAL ANGLE OF 28°05'55" AND A CHORD BEARING SOUTH 51°26'51" WEST, 88.12 FEET TO THE POINT OF TANGENCY;

SOUTH 37°23'54" WEST, 232.36 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

WESTERLY, 79.91 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 65°24'31" AND A CHORD BEARING SOUTH 70°06'09" WEST, 75.64 FEET TO THE POINT OF TANGENCY;

NORTH 77°11'35" WEST, 81.22 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

WESTERLY, 273.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 55°59'36" AND A CHORD BEARING SOUTH 74°48'37" WEST, 262.87 FEET TO THE POINT OF TANGENT REVERSE CURVATURE;

SOUTHWESTERLY, A DISTANCE OF 103.16 FEET ALONG SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°49'55" AND A CHORD BEARING SOUTH 61°13'46" WEST 102.07 FEET TO THE POINT OF TANGENCY;

SOUTH 75°38'44" WEST, 82.39 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

SOUTHWESTERLY, 128.29 FEET ALONG SAID CURVE HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 48°21'34" AND A CHORD BEARING SOUTH 51°27'57" WEST, 124.52 FEET TO THE POINT OF TANGENCY;

SOUTH 27°17'10" WEST, 158.58 FEET;

THENCE LEAVING SAID ACCESS ROAD CENTERLINE, NORTH 51°46'20" WEST, 172.93 FEET;

THENCE, NORTH 90°00'00" WEST, 537.65 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF THE ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED);

THENCE ALONG SAID NORTHERLY AND WESTERLY RIGHT-OF-WAY AS FOLLOWS:

NORTH 06°29'36" EAST, 238.57 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT AND MARKED BY A 1/2" REBAR;

NORTHEASTERLY, 1032.18 FEET ALONG SAID CURVE HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 77°07'39" AND A CHORD BEARING NORTH 45°03'26" EAST, 956.00 FEET TO THE POINT OF TANGENCY AND MARKED BY A 5/8" REBAR & CAP "PLS 345 1";

NORTH 83°37'15" EAST, 250.52 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT AND MARKED BY A 5/8" REBAR & CAP "PLS 345 1";

EASTERLY, 319.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 666.78 FEET, A CENTRAL ANGLE OF 27°27'55" AND A CHORD BEARING NORTH 69°53'18" EAST, 316.58 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 25.87 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNER HEREBY RESERVES A 10 FOOT WIDE UTILITY EASEMENT ADJOINING ALL PLATTED SIDE AND REAR LOT LINES.
- 2) THE WATER PURVEYOR SHALL BE INDIVIDUAL WELLS ON EACH LOT OF THIS PLAT.
- 3) THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

WILLIAM R. DAUM, MANAGER
DAUM CONSTRUCTION, LLC

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026,
BY WILLIAM R. DAUM AS MANAGER OF DAUM CONSTRUCTION, LLC

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE 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 _____, 2026.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M.

AS INSTRUMENT _____

BY: _____
DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2026.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF NOVEMBER 2020, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



 ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC. 9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *	SCALE: NTS
	CHECKED BY MBM DATE: 02-05-2026
	DRAWN BY MBM DATE: 03-17-2022
	DWG: PLAT PROJ: 20-181

