

REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATE IN THE SW1/4 OF SECTION 35
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2026



Vicinity Map:

SCALE: 1" = 1000'

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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.

THIS PLAT APPROVED THIS _____ DAY OF _____, 2026

PANHANDLE HEALTH

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 14 OF MUSKRAT LAKE SUBDIVISION" 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 _____, 2026.

BONNER COUNTY SURVEYOR

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT MCKINLEY FAMILY LLC, AND IDAHO LIMITED LIABILITY COMPANY, MANAGED BY STEVE MASTERSON, IS THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS REPLAT OF LOT 14 OF MUSKRAT LAKE, SITUATE IN THE SOUTHWEST QUARTER 35, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF MUSKRAT LAKE SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS AT PAGE 81 AS INSTRUMENT No. 368673 ON NOVEMBER 8TH, 1989, BONNER COUNTY RECORDS.

THE ABOVE DESCRIBED CONTAINS 19.542 ACRES (±851,270 SQ.FT.)

BE IT FURTHER KNOWN THAT:

THE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON CROSSING LOT 14A AND LOT 14B IS HEREBY DEDICATED FOR THE SOLE USE OF LOT 14C

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS
SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

STEVE MASTERSON - MCKINLEY FAMILY LLC, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF _____

}SS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2026, BEFORE ME PERSONALLY APPEARED STEVE MASTERSON, KNOW OR IDENTIFIED TO ME TO BE THE MANAGER OF MCKINLEY FAMILY LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

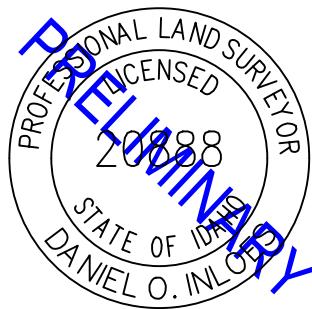
MY COMMISSION EXPIRES: _____

MALINDA BECKER
COMM. #20203294
NOTARY PUBLIC
STATE OF IDAHO

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DANIEL O. INLOES, PLS 20888:



7.9.2026

DATE:

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2026,

AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS AT PAGE _____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____.

BONNER COUNTY CLERK

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2026.

CHAIR OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2026.

BONNER COUNTY PLANNING DIRECTOR, ET AL

COUNTY TREASURER'S CERTIFICATE:

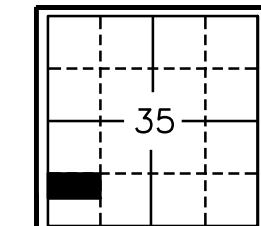
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY TREASURER

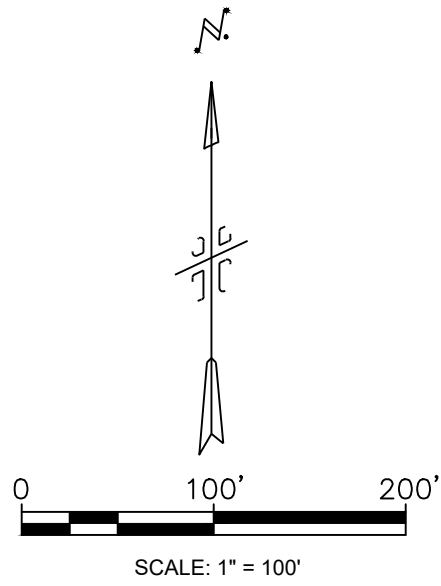
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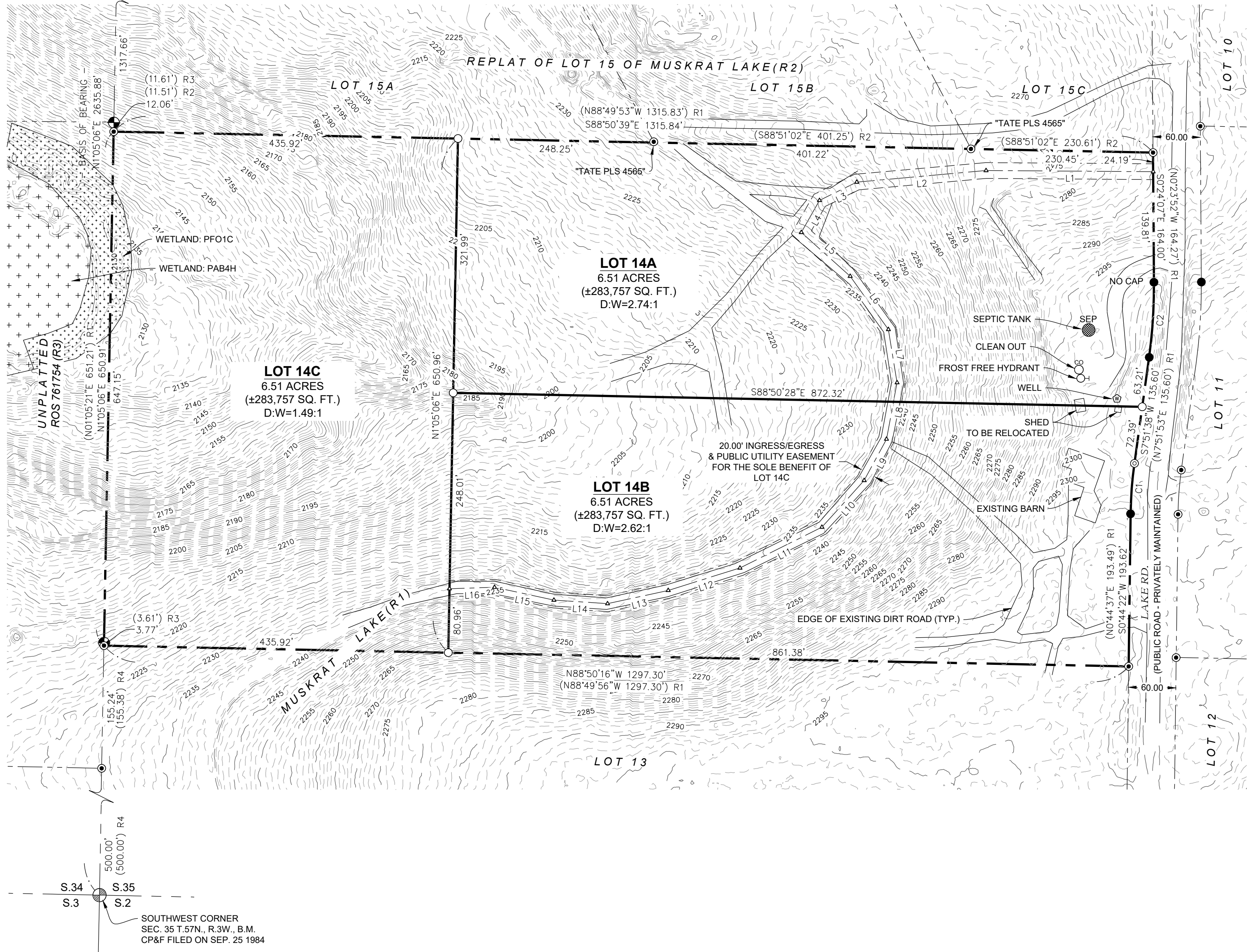


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(208) 635-5825

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SITUATE IN THE SW1/4 OF SECTION 35
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2026



WEST QUARTER CORNER
SEC. 35 T.57N., R.3W. B.M.
CP&F FILED SEP. 25 1984



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 35, BEING N01°05'06"E.

REFERENCES:

- (R1) MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 4 OF PLATS AT PAGE 81 AS INSTR. No. 368673 ON NOVEMBER 8TH, 1989 BY DAVID P. EVANS PLS 5087, BONNER COUNTY RECORDS.
(R2) REPLAT OF LOT 15 OF MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 12 OF PLATS AT PAGE 23 AS INSTR. No. 901205 ON JANUARY 31, 2017 BY ERNEST M. WARNER PLS 4565, BONNER COUNTY RECORDS.
(R3) RECORD OF SURVEY FOR LARRY SIMMONS BY JAMES A. SEWELL AND ASSOCIATES, LLC, INSTR. No. 761754 RECORDED ON NOVEMBER 4, 2008 BY MARK W. DUFFNER PLS 9905, BONNER COUNTY RECORDS.
(R4) RECORD OF SURVEY FOR MAIBAU BY GLAHE & ASSOCIATES, INSTR. No. 454284, RECORDED ON OCTOBER 19, 1994 BY LAWRENCE A. GLAHE PLS 5713, BONNER COUNTY RECORDS.

NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY ALLIANCE TITLE & ESCROW, FILE NO. 1059839 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026. THE FOLLOWING EXCEPTIONS LISTED IN SAID TITLE REPORT AFFECT THE SUBJECT PROPERTY:
1.1. EASEMENTS AND RESTRICTIONS DESCRIBED IN (R1)
1.2. NORTHERN LIGHTS, INC, RIGHT OF WAY EASEMENT, INSTR. NO. 382146.
1.3. NORTHERN LIGHTS, INC, RIGHT OF WAY EASEMENT, INSTR. NO. 1026326.
2. PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.
3. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY

LEGEND:

	FOUND 2-1/2" BRASS CAP MARKED "BRISTOL 1979 PLS 882"
	FOUND 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 9905"
	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 5087" OR AS DESCRIBED
	FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 5087" OR AS DESCRIBED
	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
	SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
	CALCULATED POINT, NOTHING FOUND OR SET
	RECORD INFORMATION
	SUBJECT PROPERTY BOUNDARY
	LOT LINE
	ADJACENT PROPERTY BOUNDARY
	SECTION LINE
	EASEMENT LINE

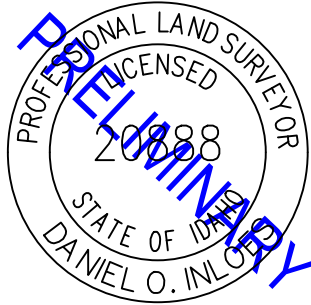
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	211.58	N89°35'03"W	L9	59.35	S28°21'25"W
L2	164.29	S84°52'37"W	L10	79.83	S42°06'13"W
L3	52.52	S63°45'00"W	L11	115.81	S63°32'41"W
L4	46.57	S29°42'41"W	L12	95.18	S72°37'30"W
L5	83.10	S48°05'02"E	L13	78.59	S77°38'57"W
L6	83.00	S35°41'17"E	L14	68.06	N86°08'14"W
L7	68.14	S9°18'00"E	L15	76.96	N77°51'01"W
L8	72.90	S10°38'48"W	L16	56.99	S88°09'48"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	63.65	512.13	7°07'16"	63.61	S4°18'00"W
C2	95.50	662.24	8°15'45"	95.42	S3°43'45"W

SURVEYOR'S NARRATIVE:

THIS REPLAT WAS PREPARED AT THE REQUEST OF MCKINLEY FAMILY LLC, AND IDAHO LIMITED LIABILITY COMPANY, TO PARTITION LOT 14 OF (R1) INTO 3 LOTS. FOUND MONUMENTS ON THE EXTERIOR BOUNDARY OF LOT 14 SUBSTANTIALLY FIT RECORD INFORMATION AND WERE HELD TO CONTROL THE EXTERIOR BOUNDARY OF SAID LOT 14.

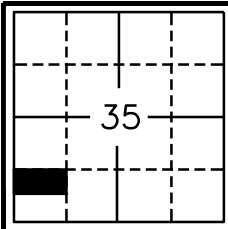
DANIEL O. INLOES, PLS 20888:



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