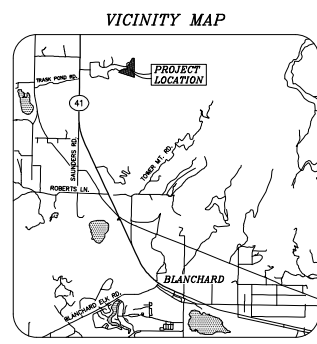
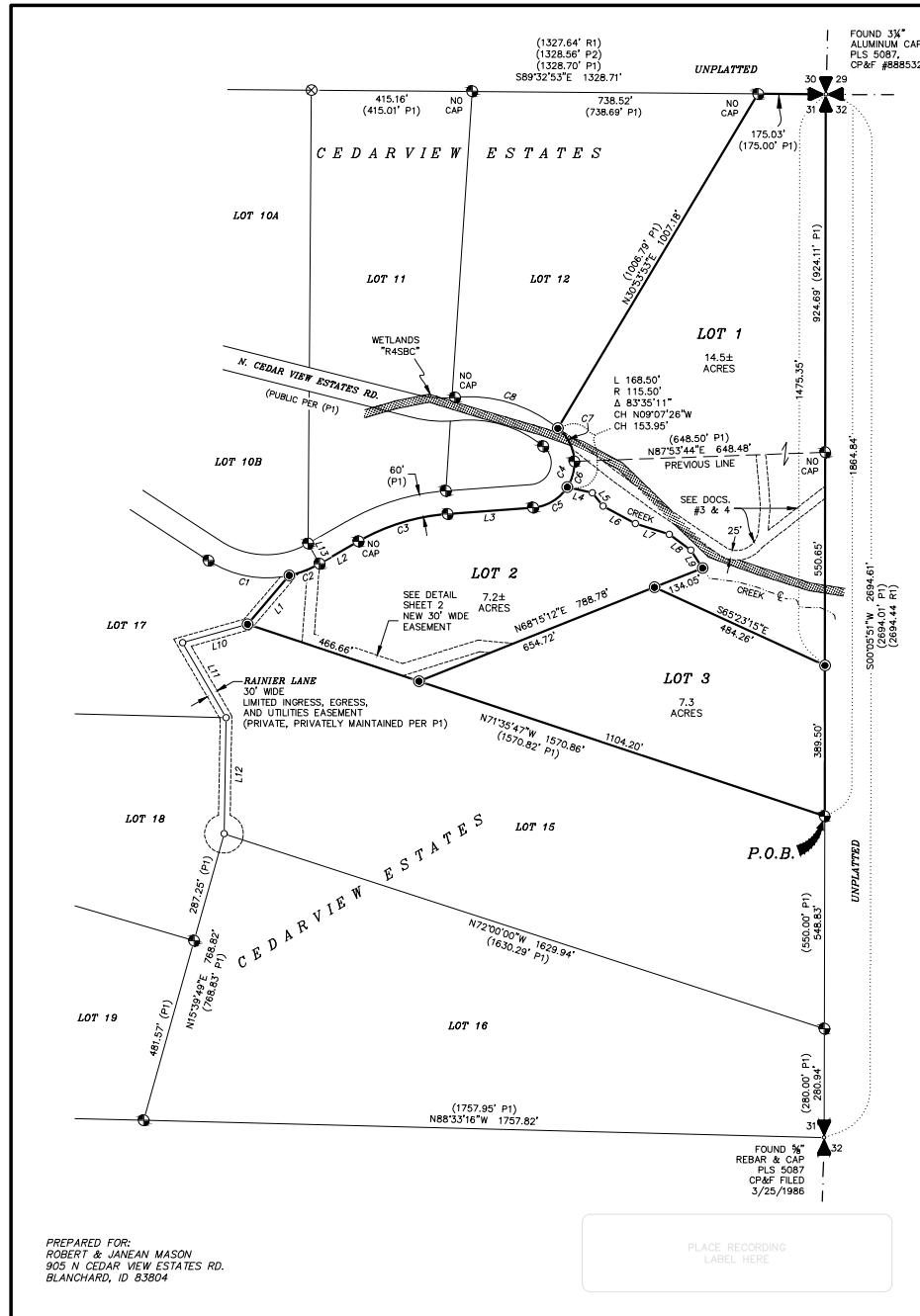




BASIS OF BEARING

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 1.0000904060. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°52'31\"/>

GENERAL NOTES / SURVEYOR'S NARRATIVE

A) THE PURPOSE OF THIS SURVEY WAS TO REPLAT AND DIVIDE LOTS 13 & 14 OF "CEDARVIEW ESTATES" DESCRIBED IN WARRANTY DEEDS, INST. #1050517 & #1050527, INTO THREE (3) LOTS AS SHOWN.

B) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.

C) FOUND MONUMENTS FELL WITHIN ACCEPTABLE TOLERANCES.

D) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

E) WETLANDS, CATEGORY R4SBC, ARE PRESENT ON THE SUBJECT PROPERTY AND SHOWN APPROXIMATELY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.

F) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C1075E, EFFECTIVE 11/18/2009.

H) THE INTENDED USE OF THE LOTS IS RESIDENTIAL.

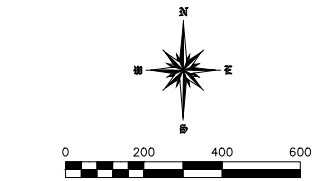
I) FUTURE DIVISIONS OF ANY LOT CREATED BY THIS SHORT SUBDIVISION MUST PROCEED THROUGH THE SUBDIVISION PROCESS.

J) 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. (ORD. 501, 11-18-2008; AMD. ORD. 607, 7-22-2020)

BEARING	DISTANCE
L1 N40°31'08"E	165.77' (P1)
L2 N60°07'26"E	116.00' (115.99' P1)
L3 N85°42'29"E	221.47' (P1)
L4 S77°13'03"E	66.12'
L5 S39°07'09"E	44.50'
L6 S61°53'37"E	94.54'
L7 S71°58'56"E	91.93'
L8 S53°55'44"E	69.05'
L9 S33°14'12"E	55.40'
L10 S74°11'12"W	174.41' (P1)
L11 S30°07'27"E	223.83' (P1)
L12 S00°58'30"W	300.00' (P1)
L13 N29°56'32"W	60.02' (60.00' P1)

MASON RETREAT

A RE-PLAT OF LOTS 13 AND 14, CEDARVIEW ESTATES, IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, AS NOTED.
 - SET 5/8" X 24" REBAR & CAP, PLS 14879
 - FOUND 5/8" REBAR & CAP, PLS 5087
 - FOUND 5/8" REBAR & CAP, PLS 15516
 - CALCULATED POINT
 - CEDARVIEW ESTATES, BY PLS 5087, BK. 4 PLATS, PG. 49, 6/9/1986
 - REPLAT OF LOT 10, CEDARVIEW ESTATES, PLS 20538 BK. 17 PLATS, PG. 84, 11/30/2021
 - RECORD OF SURVEY BY LS 5087, INST. #891955, 7/19/2016
 - WARRANTY DEED, INST. #1050517, 8/11/2025
 - WARRANTY DEED INST. #1055927, 12/10/2025

- DOCUMENTS AND EASEMENTS OF RECORD**
- THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE, FILE NUMBER 26598481, DATED APRIL 14, 2026:
- EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF "CEDARVIEW ESTATES", BK. 4 PLATS, PG. 49, 6/9/1986.
 - AGREEMENT FOR CEDARVIEW ESTATES, INST. #321723, 7/23/1986.
 - A 25 FT. WIDE INGRESS, EGRESS & UTILITIES EASEMENT OVER AN EXISTING ROAD, BENEFITING LOTS 13 & 14, CEDARVIEW ESTATES, INST. #338879, 8/17/1987. SHOWN APPROXIMATELY HEREON.
 - A 25 FT. WIDE ROAD EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, INST. #694893, 12/22/2005. SHOWN APPROXIMATELY HEREON.
 - A PUBLIC UTILITIES EASEMENT GRANTED TO INLAND POWER & LIGHT COMPANY FOR THE INSTALLATION AND MAINTENANCE OF POWER LINES, INST. #722116, 2/1/2007. NOT SHOWN HEREON; BLANKET EASEMENT.

LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1 217.69'	275.04'	045°20'59"	N79°36'22"W	212.06'
C2 84.47'	275.04'	017°35'44"	N68°55'18"E	84.13'
C3 242.27'	542.56'	025°35'03"	N72°54'57"E	240.26'
C4 275.42'	115.50'	136°37'31"	N17°23'43"E	214.65'
C5 106.92'	115.50'	053°02'20"	N89°11'09"E	103.14'
C6 69.87'	115.50'	034°39'42"	N15°20'18"E	68.81'
C7 98.63'	115.50'	048°55'26"	N26°27'17"W	95.66'
C8 284.63'	362.63'	044°58'16"	N73°24'10"W	277.38'

PREPARED FOR:
ROBERT & JANEAN MASON
905 N CEDAR VIEW ESTATES RD.
BLANCHARD, ID 83804

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
31	31	55 N	05 W	ORSON	WASHINGTON
PROJECT # 26-058 MASON					
DRAWING NAME: 26-058 MASON PLAT					

MASON RETREAT	
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=200'	Checked By: TLAG
Plot Date: 8/5/2026	Drawn By: MDW/SWO
Sheet: 1 of 2	

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ROBERT N. MASON AND JANEAN M. MASON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO 3 LOTS, THE SAME TO BE KNOWN AS "MASON RETREAT" BEING A PORTION OF SECTION 31, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 13, CEDARVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS AT PAGE 49, RECORDS OF BONNER COUNTY, IDAHO,

AND

LOT 14, CEDARVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS AT PAGE 49, RECORDS OF BONNER COUNTY, IDAHO,

A 30 FT. WIDE EASEMENT OVER AND ACROSS LOT 2, AS SHOWN IN DETAIL ON THIS SHEET, IS HEREBY GRANTED TO LOT 3 FOR INGRESS, EGRESS, AND UTILITIES.

ROBERT N. MASON _____ DATE _____

JANEAN M. MASON _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT N. MASON AND JANEAN M. MASON, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____ NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

MASON RETREAT

A RE-PLAT OF LOTS 13 AND 14, CEDARVIEW ESTATES,
IN THE NORTHEAST ¼ OF SECTION 31,
TOWNSHIP 55 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____

BONNER COUNTY SURVEYOR _____

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL WILL BE BY PRIVATE 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 _____.

DATED THIS _____ DAY OF _____, 20____

BONNER COUNTY TREASURER _____

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 LOCATED IN SECTION 31, TOWNSHIP 55 NORTH, RANGE 05 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 _____ DATE _____

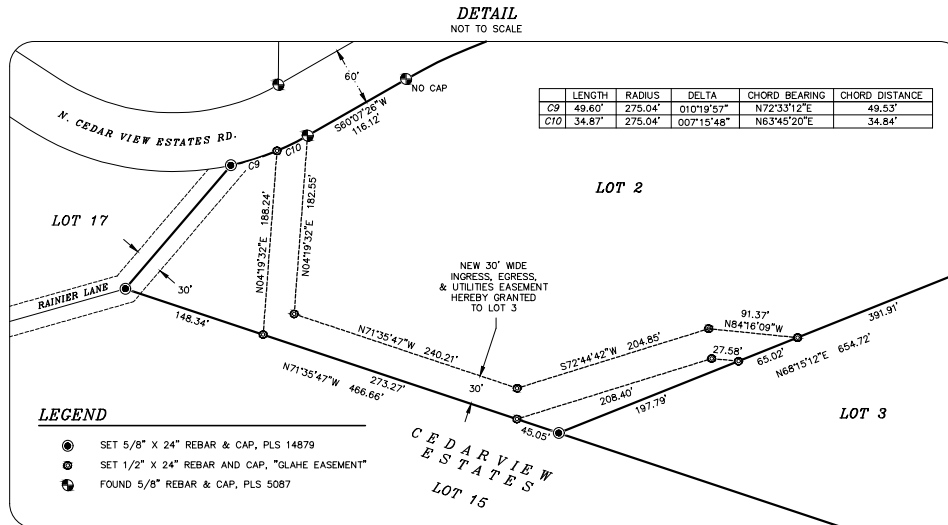
RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____, GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
31	31	55 N	05 W	OREGON	WASHINGTON
PROJECT #: 26-058 MASON DRAWING NAME: 26-058 MASON PLAT					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A Checked By: TLAG Plot Date: 8/5/2028 Drawn By: MDW/SWO Sheet: 2 of 2	