

IRON PINE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT NCO PARTNERS, LLC, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS HEREIN PLATTED, TO BE KNOWN AS IRON PINE SUBDIVISION.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 IN SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19 BEARS NORTH 89°27'08" EAST, A DISTANCE OF 2627.93 FEET;

THENCE NORTH 01°19'48" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 IN SECTION 19, A DISTANCE OF 840.75 FEET;

THENCE NORTH 89°43'08" EAST LEAVING SAID WEST LINE OF GOVERNMENT LOT 4 IN SECTION 19, A DISTANCE OF 809.62 FEET;

THENCE SOUTH 00°16'52" EAST, A DISTANCE OF 324.00 FEET;

THENCE NORTH 89°43'08" EAST, A DISTANCE OF 475.89 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 4 IN SECTION 19;

THENCE SOUTH 01°05'14" WEST ALONG SAID EAST LINE OF GOVERNMENT LOT 4 IN SECTION 19, A DISTANCE OF 510.53 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4 IN SECTION 19;

THENCE SOUTH 89°27'08" WEST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 4 IN SECTION 19, A DISTANCE OF 1296.97 FEET TO THE POINT OF BEGINNING;

CONTAINING 929,015 SQUARE FEET, OR 21.327 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

40' COMMON DRIVEWAY, UTILITY, DRAINAGE, SNOW STORAGE, AND TURN AROUND EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT.

60' INGRESS/EGRESS ACCESS EASEMENT, ADJACENT TO IRON PINE SUBDIVISION, PER INSTRUMENT #156745 AND #159737, RECORDS OF BONNER COUNTY, IDAHO.

RIGHT OF WAY EASEMENT PER INSTRUMENT #188041, RECORDS OF BONNER COUNTY, IDAHO.

ACCESS EASEMENT PER INSTRUMENT #488192, RECORDS OF BONNER COUNTY, IDAHO.

RIGHT OF WAY EASEMENT PER INSTRUMENT #861090, RECORDS OF BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

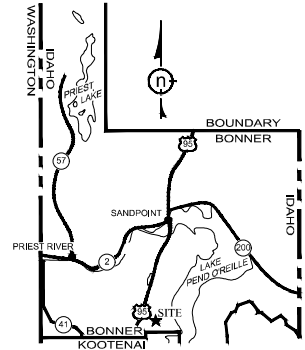
WATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY AN INDIVIDUAL SEPTIC SYSTEMS.

ROAD MAINTENANCE AGREEMENT PER INSTRUMENT # _____, RECORDS OF BONNER COUNTY, IDAHO.

CHAD OAKLAND, MEMBER
NCO PARTNERS, LLC

DATE _____



VICINITY MAP
NTS

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2026.

BY: CHAD OAKLAND, MEMBER
NCO PARTNERS, LLC

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-4-2029

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: _____

DATE: _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY

OF _____, 2026.

BONNER COUNTY PLANNING DIRECTOR _____

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON

THIS _____ DAY OF _____, 2026.

CHAIRMAN _____

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF NCO PARTNERS, LLC

THIS _____ DAY OF _____, 2026, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEES: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2026.

BONNER COUNTY TREASURER _____

BONNER COUNTY SURVEYOR

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

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY SURVEYOR _____



SURVEYOR'S CERTIFICATE

I, HUNTER M. HARTWIG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



8/6/26



7600 N. MINERAL DR., STE. 120 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-8600 • FAX: (208) 772-8619
WWW.H&ASURVEY.COM



SECTION INDEX

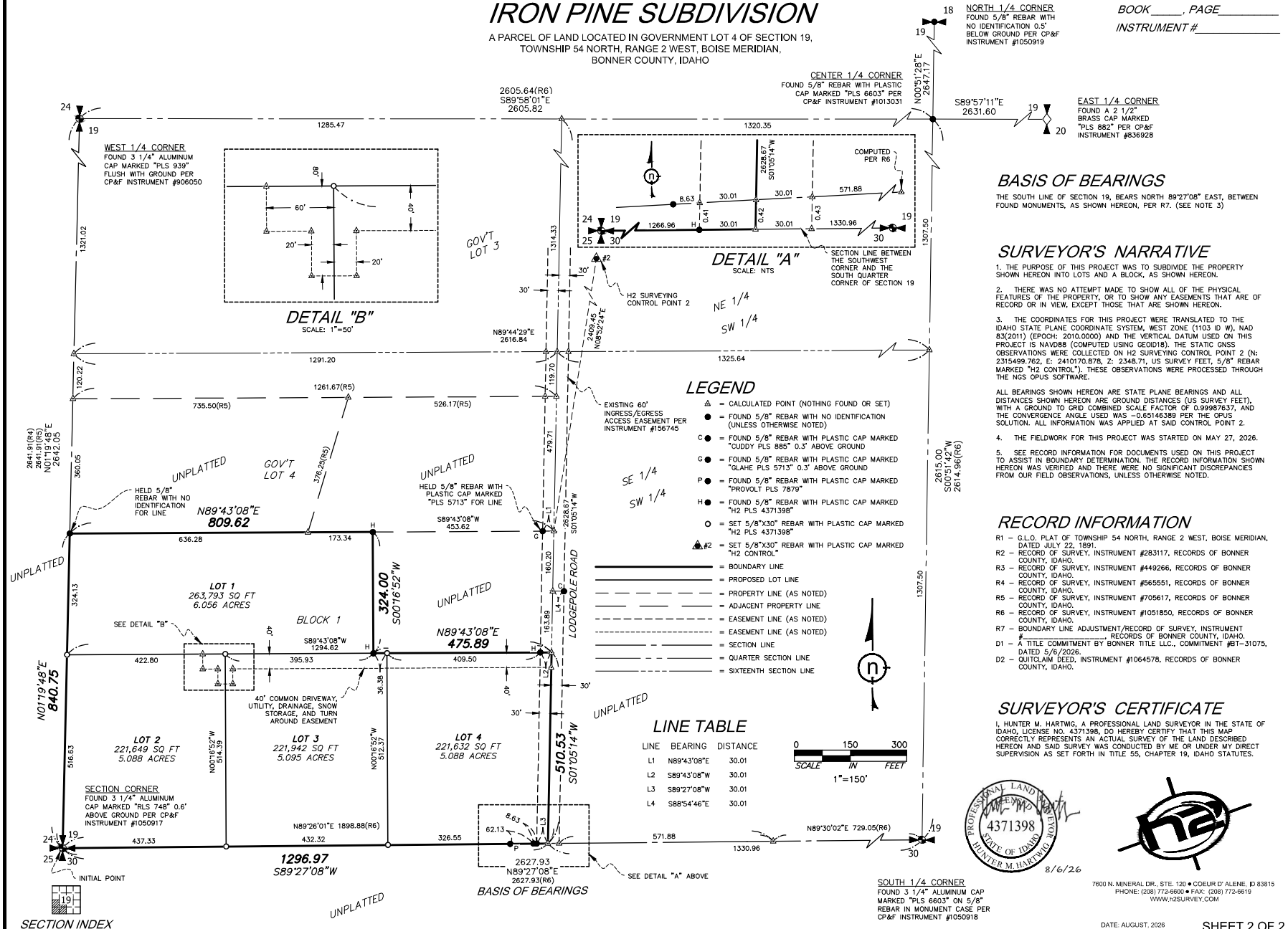
DATE: AUGUST, 2026
PROJECT NUMBER: 2026-155

SHEET 1 OF 2

IRON PINE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____



BASIS OF BEARINGS

THE SOUTH LINE OF SECTION 19, BEARS NORTH 89°27'08" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN HEREON, PER R7. (SEE NOTE 3)

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND A BLOCK, AS SHOWN HEREON.
- THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS THAT ARE OF RECORD OR IN VIEW, EXCEPT THOSE THAT ARE SHOWN HEREON.
- THE COORDINATES FOR THIS PROJECT WERE TRANSLATED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (1103 ID W), NAD 83(2011) (EPOCH: 2010.0000) AND THE VERTICAL DATUM USED ON THIS PROJECT IS NAVD88 (COMPUTED USING GEOID18). THE STATIC GNSS OBSERVATIONS WERE COLLECTED ON H2 SURVEYING CONTROL POINT 2 (N: 2315499.762, E: 2410770.676, Z: 2348.71, US SURVEY FEET). 5/8" REBAR MARKED "H2 CONTROL". THESE OBSERVATIONS WERE PROCESSED THROUGH THE NGS OPUS SOFTWARE.

ALL BEARINGS SHOWN HEREON ARE STATE PLANE BEARINGS AND ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES (US SURVEY FEET), WITH A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99987637, AND THE CONVERGENCE ANGLE USED WAS -0.65146389 PER THE OPUS SOLUTION. ALL INFORMATION WAS APPLIED AT SAID CONTROL POINT 2.

- THE FIELDWORK FOR THIS PROJECT WAS STARTED ON MAY 27, 2026.

5. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS, UNLESS OTHERWISE NOTED.

RECORD INFORMATION

- G.L.O. PLAT OF TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, DATED JULY 22, 1891
- RECORD OF SURVEY, INSTRUMENT #283117, RECORDS OF BONNER COUNTY, IDAHO
- RECORD OF SURVEY, INSTRUMENT #449266, RECORDS OF BONNER COUNTY, IDAHO
- RECORD OF SURVEY, INSTRUMENT #565551, RECORDS OF BONNER COUNTY, IDAHO
- RECORD OF SURVEY, INSTRUMENT #705617, RECORDS OF BONNER COUNTY, IDAHO
- RECORD OF SURVEY, INSTRUMENT #1051850, RECORDS OF BONNER COUNTY, IDAHO
- BOUNDARY LINE ADJUSTMENT/RECORD OF SURVEY, INSTRUMENT #1051850, RECORDS OF BONNER COUNTY, IDAHO
- A TITLE COMMITMENT BY BONNER TITLE LLC, COMMITMENT #B1-31075, DATED 5/6/2026
- QUITCLAIM DEED, INSTRUMENT #1064578, RECORDS OF BONNER COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, HUNTER M. HARTWIG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. 4371398, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON AND SAID SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AS SET FORTH IN TITLE 55, CHAPTER 19, IDAHO STATUTES.



8/6/26

SOUTH 1/4 CORNER
FOUND 3 1/4" ALUMINUM CAP
MARKED "PLS 6603" ON 5/8"
REBAR IN MONUMENT CASE PER
CP&F INSTRUMENT #1050918

7600 N. MINERAL DR., STE. 120 • COEUR D'ALENE, ID 83815
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SHEET 2 OF 2