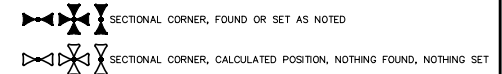


PRELIMINARY PLAT BEAVER CREEK

LYING IN THE
E1/2 OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 16,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
B.M. BONNER COUNTY, IDAHO
FOR
DAN MCGUIRE

LEGEND



- FOUND 5/8" REBAR AND CAP, PLS 14879, EXCEPT AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR AND CAP, PLS 16268, EXCEPT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET

- NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT
- PLSS CORNER INDEX

REFERENCES

- | | |
|--------------------|---------------------|
| (R1) INST. #219442 | (R5) INST. #788048 |
| (R2) INST. #337336 | (R6) INST. #801916 |
| (R3) INST. #406161 | (P1) INST. #563172 |
| (R4) INST. #663351 | (P2) INST. #1049504 |

SURVEYOR'S NARRATIVE

PURPOSE: TO PLAT LAND SHOWN HEREON INTO TWO LOTS
BOUNDARY DETERMINATION: DETERMINED VIA ALIQUOT METHODS FROM PLSS CORNERS SHOWN HEREON, EXCEPT AS NOTED.

TRIMBLE GNSS RECEIVERS UTILIZED FOR STATIC/RTK WORK. STATIC DATA PROCESSED VIA NGS-OPUS. 3" TRIMBLE TOTAL STATION USED FOR CONVENTIONAL SURVEY WORK.

BASIS OF BEARINGS

IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00. MAPPING ANGLE IS -0°32'57" AT THE NW CORNER OF SECTION 16. GROUND DISTANCES ARE SHOWN, CONVERTED FROM GRID, USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000133329.

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, IDAHO PLS 16268, CERTIFY THAT THIS RECORD OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH IDAHO CODE AND ACCEPTED SURVEYING METHODS AND PROCEDURES.



HIGHLAND SURVEYING
2811 S. MAIN ST., STE. C, BONNERS FERRY, ID 83805
(208) 252-2083

SCALE: 1" = 200'	JOB NO: 26013
SEC. T R	DRAWN BY: CAD
16 59N 1W	CHECKED BY: GWD
	DATE: MAY 2026
	SHEET: 1 OF 3

LYING IN THE
E1/2 OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 16,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
B.M. BONNER COUNTY, IDAHO
FOR
DAN MCGUIRE

			SCALE: 1" = 200'	JOB NO: 26013
	SEC	T	R	DRAWN BY: CAD
16	59N	1W	CHECKED BY: GWD	DATE: MAY 2026
				SHEET: 2 OF 3

USGS CONTOUR MAP EXHIBIT

THE USGS CONTOUR MAP SHOWS NO CONTOURS WITH 40' CONTOURS ON OR NEAR THE PROPERTY.



PRELIMINARY PLAT
BEAVER CREEK

LYING IN THE
E1/2 OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 16,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
B.M. BONNER COUNTY, IDAHO
FOR
DAN MCGUIRE

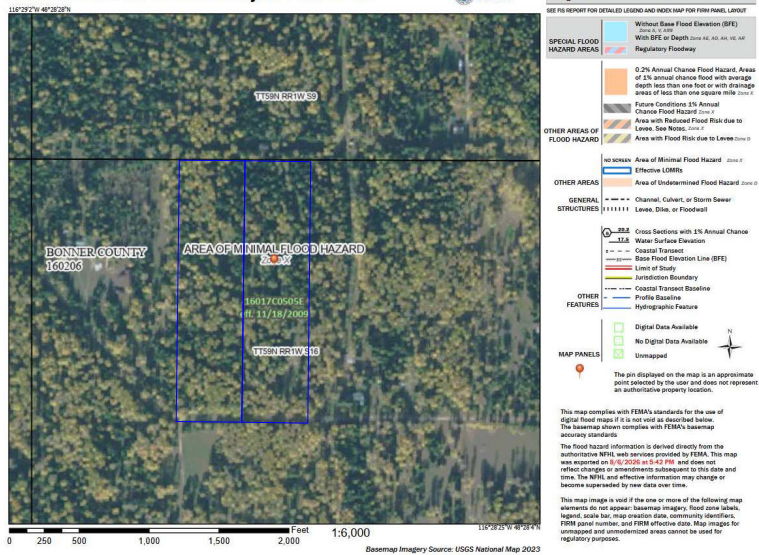
NOTES

1. FIRE STATEMENT: "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)
2. INDIVIDUAL LOT OWNERS WILL BE INDIVIDUALLY RESPONSIBLE FOR DISPOSAL OF SOLID WASTE GENERATED BY THEIR RESPECTIVE LOTS.
3. INTENDED USE: RESIDENTIAL
4. LOTS CREATED BY SHORT PLAT, SHALL ONLY BE ELIGIBLE FOR ONE SHORT PLAT FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS. LAND DIVISIONS DONE PRIOR TO THE END OF TWO (2) YEAR PERIOD SHALL BE PROCESSED AS A SUBDIVISION.

FLOOD INSURANCE RATE MAP EXHIBIT

THE EXHIBIT IS TAKEN FROM THE FEMA WEBSITE.

National Flood Hazard Layer FIRMette



HIGHLAND SURVEYING
2811 S. MAIN ST., STE. C, BONNERS FERRY, ID 83606
(208) 257-2083

N.T.S.		SCALE: N.T.S.		JOB NO: 26013	
SEC	T	R	DRAWN BY: CAD	DATE: MAY 2026	
16	59N	1W	CHECKED BY: GWD	SHEET: 3 OF 3	