MYERS ESTATES

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MYERS ESTATES" 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_____, 202___.

_____
BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS____DAY OF _____, 202 ___.

_____
BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS____DAY OF_____, 202 ___.

_____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__.

APPROVED THIS____DAY OF _____, 202 ___.

_____
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 202___, AT _____ .M. IN

BOOK ____ AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO._____

_____
BONNER COUNTY RECORDER

RECORDER'S CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRADLEY H. MYERS II AND SHERILYN D. MYERS, OR THEIR SUCCESSOR IN TRUST, TRUSTEES OF THE BRADLEY AND SHERILYN LIVING TRUST DATED MARCH 21, 2018, AND AMENDMENTS THERETO, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS "MYERS ESTATES", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N89°16'06"E ALONG THE NORTH LINE OF SAID SECTION 16, 1,622.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°16'06"E ALONG SAID NORTH LINE, 700.91 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, A POINT WHICH BEARS S89°16'06"W, 302.39 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE S0°44'49"W, 759.69 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°15'25"W, 700.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N0°40'42"E, 759.81 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

RIGHT-OF-WAY ADJACENT TO THE NORTHERLY BOUNDARIES OF LOTS 1 AND 2 IS HEREBY DEDICATED TO THE PUBLIC FOR GUN CLUB ROAD, TO ESTABLISH A RIGHT-OF-WAY WIDTH OF 30 FEET BETWEEN THE CENTERLINE OF GUN CLUB ROAD AND THE NORTHERLY LOT LINES.

_____
BRADLEY H. MYERS II, TRUSTEE
BRADLEY AND SHERILYN LIVING TRUST

_____
SHERILYN D. MYERS, TRUSTEE
BRADLEY AND SHERILYN LIVING TRUST

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 202___, BEFORE ME PERSONALLY APPEARED BRADLEY H. MYERS II AND SHERILYN D. MYERS, OR THEIR SUCCESSOR IN TRUST, TRUSTEES OF THE BRADLEY AND SHERILYN LIVING TRUST DATED MARCH 21, 2018, AND AMENDMENTS THERETO, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF_____

RESIDING AT:_____

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

1. CONDITIONS IN STATE OF IDAHO DEED INST. #91334
2. NORTHERN LIGHTS, INC RIGHT-OF-WAY EASEMENT INST. 100828.
3. RIGHT-OF-WAY FOR COUNTY ROAD, AS DISCLOSED BY WARRANTY DEED INST. #193686.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL DESCRIBED IN DEED INST. #925207 AND DIVIDE SAID PARCEL INTO TWO (2) LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS PER RECORD OF SURVEY INST. #308651. FOUND MONUMENTS AND RECORD DATA INDICATE A 50-FOOT RIGHT-OF-WAY FOR GUN CLUB ROAD, BEING 25 FEET ON EACH SIDE OF THE CENTERLINE OF THE ROAD, WHICH IS NOT COINCIDENT WITH THE SECTION LINE. IT IS NOT CLEAR IN THE TITLE RESEARCH IF THE RIGHT-OF-WAY WAS EVER DEDICATED TO THE PUBLIC. THIS PLAT INTENDS TO THE DEDICATE RIGHT-OF-WAY TO THE PUBLIC, TO A LOCATION THAT IS 30 FEET FROM THE CENTERLINE OF SAID ROAD, AS SHOWN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS____DAY OF _____, 202 ___.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR · REGISTERED · 12458 · STATE OF IDAHO · RUSSELL E. BADGLEY

_____
RUSSELL E. BADGLEY PLS 12458

SECTION 16, TWP 56N, RNG 2W.,B.M.

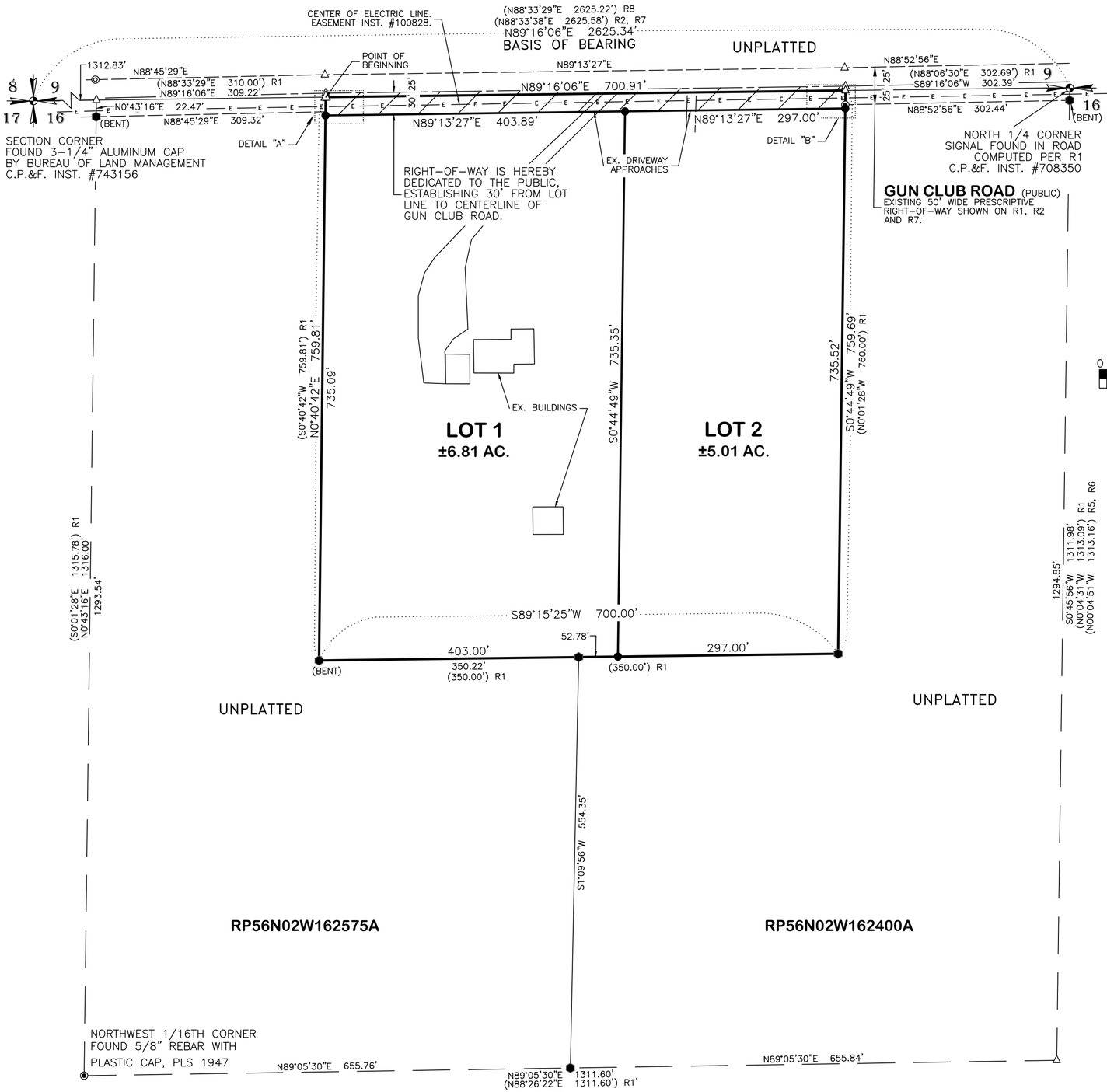
SHEET TITLE: MYERS ESTATES

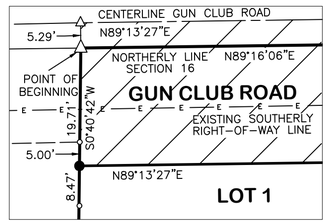
James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 8-20-26
SCALE: NONE
DRAWN: MMV
CHECKED: REB
PROJ.NO.: 13566-26-001
CAD FILE NO.: S-MYERS-PLAT
SHT 1 OF 2

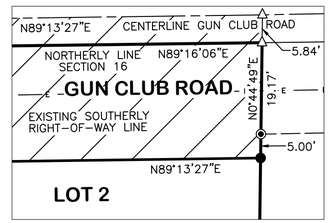
MYERS ESTATES

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

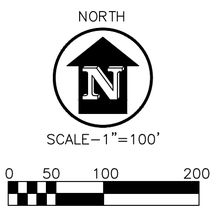




DETAIL "A"
SCALE 1"=20'



DETAIL "B"
SCALE 1"=20'



REFERENCES

1. RECORD OF SURVEY INST. NO. 308651
2. RECORD OF SURVEY INST. NO. 743175
3. RECORD OF SURVEY INST. NO. 731930
4. RECORD OF SURVEY INST. NO. 639284
5. RECORD OF SURVEY INST. NO. 549971
6. RECORD OF SURVEY INST. NO. 503774
7. RECORD OF SURVEY INST. NO. 362459
8. RECORD OF SURVEY INST. NO. 354301

BASIS OF BEARING

BETWEEN THE NORTHWEST CORNER AND NORTH 1/4 CORNER OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000100681938.

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
10) NO FLOOD ZONE HAZARDS ARE PRESENT.
11) EXISTING 50' WIDE PRESCRIPTIVE RIGHT-OF-WAY FOR GUN CLUB ROAD IS PUBLIC, AND COUNTY MAINTAINED. (R1, R2, R4, R7)

LEGEND

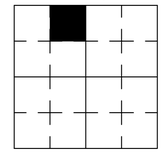
- ● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ◎ ····· FOUND 5/8" REBAR WITH PLASTIC CAP
- ⬢ ····· FOUND 5/8" REBAR, NO CAP
- ○ ····· FOUND 1/2" IRON PIPE (BENT)
- △ ····· COMPUTED POINT

RECORDER'S CERTIFICATE

PRELIMINARY

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 16, TWP 56N, RNG 2W.,B.M.



SHEET TITLE: **MYERS ESTATES**

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 8-20-26
SCALE: 1"=100'
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SHT 2 OF 2