

PAGE 2 OF 2



- R1) FIRST ADDITION TO PINEY WOODS BY RICHARD C. TUCKER, P.E. 1947, NOVEMBER 1976, RECORDED AS BOOK 3 OF PLATS AT PAGE 114.
- R2) SURVEY BY JOHN S. PARISH, PLS 903, AUGUST 1978. RECORDED AS INSTRUMENT NUMBER 203345.
- R3) SURVEY BY DOUGLAS R. MEIGS, PLS 5576, NOVEMBER 1992. RECORDED AS INSTRUMENT NUMBER 415915.
- R4) PINEYWOODS BY RICHARD C. TUCKER, P.E. 1947, AUGUST 1976, RECORDED AS BOOK 3 OF PLATS AT PAGE 110.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST-WEST CENTER LINE OF SECTION 30, TAKEN TO BEAR NORTH 89°44'39" EAST, AS SHOWN HEREIN AS PER (R1).

SURVEYOR'S NARRATIVE/ NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT WITH FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 21, 2025. ORDER NUMBER 1215119-C.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED ON FEBRUARY 2026.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911. RECORDING OF SURVEYS, AND WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12-1 RTK ROVER UNIT, TOGETHER WITH AN ANNUALLY CALIBRATED TRIMBLE S6 ROBOTIC TOTAL STATION.
5. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PROPERTY ACCORDING TO BONNER COUNTY AND STATE CODE.
6. WEST AND SOUTH LINES WERE HELD USING MONUMENTS FOUND PER CP#F RECORDS. EAST LINE WAS HELD AS PER FOUND MONUMENTS IN THE FIELD. NORTH LINE WAS ESTABLISHED FROM PLATTED CENTERLINE FROM FOUND MONUMENTS AND THE NORTHWEST CORNER WAS ESTABLISHED FROM PROPORTIONAL CALCULATION FROM FOUND MONUMENTS.
7. SUBJECT TO A BLANKET POWER LINE EASEMENT TO NORTHERN LIGHTS, INC., INSTRUMENT NO. 171023, 179129 AND 217304.
8. SUBJECT TO BLANKET TELEPHONE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INSTRUMENT NO. 181268.
9. PINEYWOODS PLAT HAS MAPLEWOOD LANE DEDICATED. FIRST ADDITION TO PINEYWOODS PLAT DID NOT HAVE DEDICATION VERBIAGE TO DEDICATE THIS PORTION OF MAPLEWOOD LANE. IT IS BELIEVED THAT THE INTENT WAS TO HAVE MAPLEWOOD LANE DEDICATED.

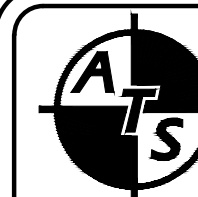
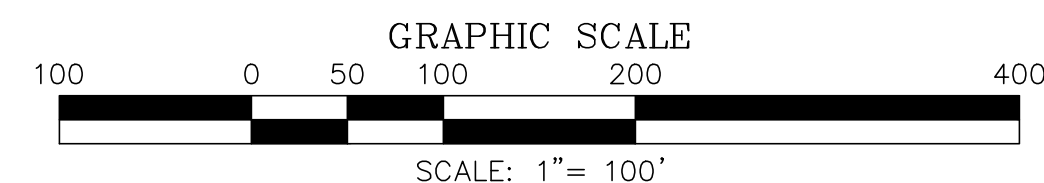
LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "AT5 PLS 8962"
- FOUND 5/8" REBAR, NO I.D.
- A ○ FOUND 5/8" REBAR # CAP MARKED * PLS 557
- B ○ FOUND 5/8" REBAR # CAP "PLS 1947"
- COMPUTED POINT (NOTHING FOUND OR SET)
- EXISTING SECTION LINE
- PROPERTY BOUNDARY

S 89°44'39" W
BASIS OF BEARING

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST
C1	157.27'	60.00'	150°10'52"	S 75°11'54" E	115.96'
C2	66.98'	60.00'	063°57'39"	N 61°14'29" E	63.56'
C3	90.29'	60.00'	086°13'13"	S 43°13'04" E	82.01'



**ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING**

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1"=100'
CHECKED BY MBM DATE: 03-16-2026
DRAWN BY TWW DATE: 03-16-2026
DWG: PLAT PROJ: 26-017

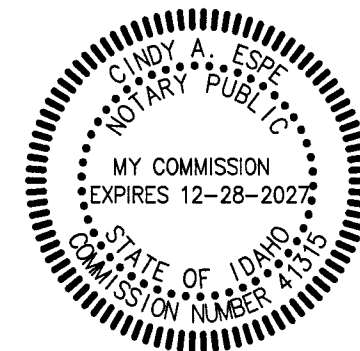
A REPLAT OF LOTS 17 & 18, FIRST ADDITION TO PINEYWOODS
IN NE 1/4 OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 03 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2



BE IT KNOWN BY ALL MEN THAT PAUL B. WESTPHAL AND CRYSTAL K. WESTPHAL, HUSBAND AND WIFE, DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "WESTPHAL ACRES", BEING A REPLAT OF LOTS 17 AND 18, FIRST ADDITION TO PINEWOODS AS RECORDED IN BOOK 1 OF PLATS AT PAGE 114, BONNER COUNTY RECORDS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

CRYSTAL K. WESTPHAL, OWNER DATE

NOTARY PUBLIC FOR THE STATE OF IDAHO



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 REQUIREMENTS ARE SATISFIED.

BONNER COUNTY PLANNING DIRECTOR

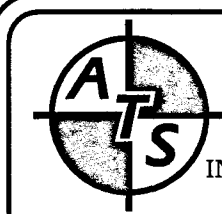
BONNER COUNTY SURVEYOR

BY: BONNER COUNTY RECORDER

BONNER COUNTY TREASURER

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

I, MATTHEW B. MAYERBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF FEBRUARY 2026. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAN, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



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