



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

| | |
|--------------------------|---|
| FILE # MLD0062-22 | RECEIVED: RECEIVED By Tyson Lewis at 4:18 pm, Jun 15, 2022 |
|--------------------------|---|

PROJECT DESCRIPTION:

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|--|
| Name of Minor Land Division plat: Bowers Estates |
|--|

APPLICANT INFORMATION:

| | | |
|--|-----------|-----------------|
| Landowner's name: Ricky and Tracy Bowers | | |
| Mailing address: 40 Bowers Trail | | |
| City: Spirit Lake | State: ID | Zip code: 83869 |
| Telephone: 208-819-9715 | Fax: | |
| E-mail: | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|--|-----------|-----------------|
| Representative's name: Glen D. Cash, Sr. | | |
| Company name: Intermountain Land Surveyors, PLLC | | |
| Mailing address: 7687 Kelso Lake Road | | |
| City: Priest River | State: ID | Zip code: 83856 |
| Telephone: 208-290-2913 | Fax: | |
| E-mail: ilspls1@gmail.com | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

| | | |
|-----------------------------------|--------|-----------|
| Name/Relationship to the project: | | |
| Company name: | | |
| Mailing address: | | |
| City: | State: | Zip code: |
| Telephone: | Fax: | |
| E-mail: | | |

PARCEL INFORMATION:

| | | | |
|--|--------------------------------|-----------|---------------------------|
| Section #: 3 & 10 | Township: 54N | Range: 4W | Parcel acreage: 21.25 AC. |
| Parcel # (s): RP54N04W103152A | | | |
| Legal description: PTN GL8 SEC3 S KELSO LAKE ROAD AND N2NWNW SEC 10 S OF KELSO LAKE ROAD | | | |
| Current zoning: R5 | Current use: Rural Residential | | |
| What zoning districts border the project site? | | | |

| | |
|--|--------------------|
| North: Ag/f 20 | East: F 40 |
| South: R5 | West: R5 & Ag/f 20 |
| Comprehensive plan designation: Rural Residential | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: Currently rural residential with 1 single wide mobile home and outbuildings | |
| South: Approx. 40 acres undeveloped currently used in the production of hay or for grazing. | |
| East: U.S. Gov't. timberland | |
| West: 5 acre (and larger) parcels in rural residential use, single family structures and outbdgs. NW is IDL timberland | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: _____ | |
| _____ | |
| _____ | |
| _____ | |

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : 4 Lot Land Division

| Proposed lots: | | Depth to Width Ratio (D:W) |
|----------------|----------------------------|----------------------------|
| Lot #1 | Proposed acreage: 6.24 Ac. | 1:2.52 |
| Lot #2 | Proposed acreage: 5.00 Ac. | 1.57:1 |
| Lot #3 | Proposed acreage: 5.00 Ac. | 2.13:1 |
| Lot #4 | Proposed acreage: 5.01 Ac. | 1:1.64 |
| Remainder | Proposed acreage: N/A | N/A |

Describe the land division proposal and resulting acreage: _____
 This land division is a simple 4 lot split of 20 acres with the initial intent of creating lots for conveyance to family members.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:
 The parent parcel is flat with no noteable physical features, no outcrops, benches, etc. Slopes are estimated to be less that 3 percent.

Water courses (lakes, streams, rivers & other bodies of water): _____
 None.

Springs & wells: _____
 The proposal is currently served by a single existing well. See attached well log.

Existing structures (size & use): _____

Lot 1 contains an existing 2300 SF conventionally framed residence which is inhabited by the owner.

Lot 2 had a single wide mobile home with a small shop. Currently the mobile home has been removed to make way for a new double wide or modular home for a family member.

Lot 3 contains a single wide mobile home in use by a family member. Lot 4 contains a single wide mobile home also inhabited by a family member.

Land cover (timber, pastures, etc): _____

The land is devoid of timber and currently used in mini-ranching activities, including the production of hay and rearing of some livestock.

Are wetlands present on site? Yes No

Source of information: NRCS

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1125E

Other pertinent information (attach additional pages if needed): _____

The 4 existing residences are served by an existing well located on Lot 1. The site currently contains 4 existing residential building pads with 3 currently inhabited. All have existing PHD approved septic tanks and drainfields in working order. Lot 1 is accessed by Bowers Trail a private drive.

It is the intent to have Bowers Trail serve only Lot 1. Lots 2 and 3 will access by the driveway easement proposed on Lot 3. Lot 4 currently accesses the Kelso Lake Road via existing Sawbuck Drive at the East side.

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Kelso Lake Road is a 22-24 foot wide gravel County Arterial. Lots 1, 3, and 4 enjoy direct frontage.

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: Kelso Lake Road is existing. Bowers Trail is an existing private gravel driveway which is proposed to be relocated as shown on the plat to serve Lot 2 and 3.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.
Refer to Easement Summary on Plat and attached documents.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system: _____

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: Existing and PHD approved septic tanks and drainfields _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Existing Conventional and individual single residence septic tanks and drainfields. Permits are attached.

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: See attached well log.

Which power company will serve the project site? Northern Lights

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: *Gene D. Cash, Sr.* Date: *6-7-22*

Landowner's signature: *FOR Ricky & Tracy BOWERS* Date: _____

BOWERS ESTATES

THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 3 LYING SOUTHWEST OF THE CENTERLINE OF THE KELSO LAKE ROAD;
 THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10 LYING
 SOUTHWEST OF CENTERLINE OF THE KELSO LAKE ROAD, ALL IN TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

BE IT KNOWN THAT RICKY BOWERS AND TRACY BOWERS, HUSBAND AND WIFE, OWN THE LAND DESCRIBED BELOW WHICH IS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN ON PAGE 2 OF THIS INSTRUMENT AND HAVE CAUSED SAID LAND TO BE DIVIDED INTO LOTS AND BLOCK, AND DO HEREBY DEDICATE OR REDEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED, TO THE PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS OF THE PROPERTIES HEREIN FOREVER; THIS DIVISION OF LAND SHALL BE KNOWN HENCEFORTH AS BOWERS ESTATES WHICH IS HEREINAFTER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 3 LYING SOUTHWEST OF THE CENTERLINE OF THE KELSO LAKE ROAD; AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10 LYING SOUTHWEST OF THE CENTERLINE OF THE KELSO LAKE ROAD, ALL IN TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, MARKED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP BY RLS 853, FROM WHICH THE WEST SIXTEENTH CORNER OF SAID SECTION BEARS NORTH 89°13'43" EAST 1341.69 FEET DISTANT, SAID NORTHWEST SECTION CORNER IS THE TRUE POINT OF BEGINNING;

THENCE FROM THE NORTHWEST CORNER OF SAID SECTION 10 AND ALONG THE WEST LINE OF SECTION 3 OF THE AFORESAID TOWNSHIP AND RANGE NORTH 00°15'28" WEST 562.07 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 55°23'57" EAST 99.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF KELSO LAKE ROAD (COUNTY ROAD);

THENCE ALONG THE CENTERLINE OF KELSO LAKE ROAD THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 55°23'57" EAST 241.22 FEET;
- 2) SOUTH 54°05'06" EAST 308.94 FEET;
- 3) SOUTH 53°02'44" EAST 392.24 FEET;
- 4) SOUTH 51°43'04" EAST 300.52 FEET;
- 5) SOUTH 53°14'47" EAST 241.91 FEET;
- 6) ALONG THE ARC OF A 760.82 FOOT RADIUS CURVE AN ARC LENGTH OF 98.51 FEET THROUGH A CENTRAL ANGLE OF 7°25'06" AND WHOSE CHORD BEARS SOUTH 49°32'14" EAST 98.44 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID WEST LINE SOUTH 00°37'23" EAST 164.68 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE DEPARTING SAID WEST LINE SOUTH 89°13'43" WEST 1338.56 FEET TO THE A POINT ON THE WEST LINE OF SAID SECTION 10;

THENCE ALONG SAID WEST LINE NORTH 00°54'31" WEST 626.33 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 925,654 SQUARE FEET OR 21.25 ACRES.

POTABLE WATER WILL BE FROM INDIVIDUAL PRIVATE WELLS AT THE FUTURE LOT BUYER'S EXPENSE.

SANITARY SEWAGE TREATMENT IS BY EXISTING PANHANDLE HEALT DISTRICT APPROVED SEPTIC TANKS AND SUBSURFACE DRAINFIELDS.

IN WITNESS WHEREOF, WE AFFIX OUR SIGNATURES BELOW:

 RICKY BOWERS

 TRACY BOWERS

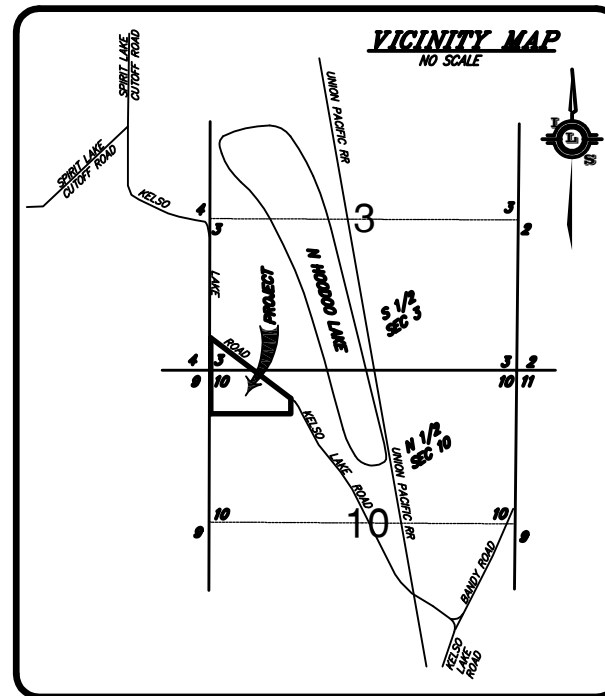
ACKNOWLEDGMENT

STATE OF _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY BOWERS AND TRACY BOWERS, HUSBAND AND WIFE, KNOWN TO ME OR IDENTIFIED TO ME TO BE THE PERSONS WHO HAVE EXECUTED FOREGOING OWNER'S CERTIFICATE AND HAVE ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

 NOTARY PUBLIC FOR STATE OF _____
 RESIDING AT: _____
 MY COMMISSION EXPIRES: _____



COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

 CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF BOWERS 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 _____, 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 SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY RECORDER

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF INTERMOUNTAIN LAND SURVEYORS, PLLC.

THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.

AND DULY RECORDED AS INSTRUMENT NUMBER _____.

AT BOOK _____, OF PLATS, PAGE _____.

BY: _____ DEPUTY FEE

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

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED:

DATED THIS _____ DAY OF _____, 20____.

 BONNER COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PERFORMED AND PREPARED BY ME; THE DISTANCES, COURSES AND ANGLES SHOWN HEREON ARE CORRECT AND THE LOT CORNERS HAVE BEEN SET AS SHOWN AND THAT ALL WORK HAS MET OR EXCEEDED THE REQUIREMENTS OF IDAHO STATE CODE AND THE ORDINANCES OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20____.

 GLEN D. CASH, SR., PLS 8792



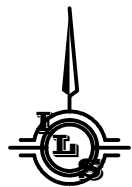
BOWERS ESTATES

THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 3 LYING SOUTHWEST OF THE CENTERLINE OF THE KELSO LAKE ROAD;
 THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 LYING
 SOUTHWEST OF CENTERLINE OF THE KELSO LAKE ROAD, ALL IN TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO

FOUND 3-1/4 INCH ALUMINUM CAP MARKED "U.S.F.S.
 RLS 853" PER CP&F DATED DECEMBER 18, 1980

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SECTION 3 TAKEN AS SOUTH 00°15'28" EAST AS TAKEN FROM RECORD OF SURVEY AT INSTRUMENT NO. 261441, RECORDS OF BONNER COUNTY, IDAHO.



STATE OF IDAHO
 UNPLATTED

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S55°21'57"E | 99.00' |
| L2 | N36°45'13"E | 25.00' |
| L3 | N36°45'13"E | 28.07' |
| L4 | N36°45'13"E | 23.01' |
| L5 | S00°37'23"E | 35.84' |
| L6 | S00°54'31"E | 22.99' |
| L7 | S53°13'17"E | 24.99' |

EASEMENTS OF RECORD

- (E1) INSTRUMENT NUMBER 152020-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. AUGUST 30, 1973. THIS EASEMENT APPEARS TO PARALLEL THE KELSO LAKE ROAD NEAR OR WITHIN THE COUNTY ROAD EASEMENT AND ENCUMBERS LOTS 1 THROUGH 4 ALONG THE ROADWAY AND TERMINATES AT THE EAST LINE OF THE NW1/4, SECTION 10. THIS EASEMENT IS 40 FEET IN WIDTH. THE DESCRIPTION AS WRITTEN CANNOT BE POSITIVELY LOCATED.
- (E2) INSTRUMENT NUMBER 434020-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. OCTOBER 20, 1983. THE DESCRIPTION INDICATES THIS EASEMENT ENCUMBERS LOT 1 ALONG THE WEST SIDE TO A POINT OF INTERSECTION WITH THE KELSO LAKE ROAD THEN RUNS ALONG THE SOUTH SIDE OF KELSO LAKE ROAD TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LINED LING IN THE SOUTH HALF OF THE COUNTY ROAD EASEMENT ACROSS LOTS 1 THROUGH 4 HEREON. THIS EASEMENT IS 40 FEET IN WIDTH. THE DESCRIPTION AS WRITTEN CANNOT BE POSITIVELY LOCATED.
- (E3) INSTRUMENT NUMBER 490295-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. FEBRUARY 16, 1985. THE DESCRIPTION IN THIS DOCUMENT RUNS ALONG THE SOUTH SIDE OF KELSO LAKE ROAD THROUGH THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER PARTLY LYING IN THE SOUTH HALF OF THE COUNTY ROAD EASEMENT AND ENCUMBERS LOTS 1 THROUGH 4 HEREON. EASEMENT WIDTH IS 40 FEET. THE DESCRIPTION AS WRITTEN CANNOT BE POSITIVELY LOCATED.
- (E4) INSTRUMENT NUMBER 570531-QUIT CLAIM DEED GRANTING AN EASEMENT FOR ROAD DOWN THE EASTERN LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EASTERN LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, SEPTEMBER 20, 2000. THIS EASEMENT ENCLOSES THE WEST HALF OF THE NORTHWEST QUARTER THEREFORE IS NOT APPLICABLE.
- (E5) INSTRUMENT NUMBER 570947-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. DECEMBER 4, 2000.
- (E6) INSTRUMENT NUMBER 640896-EASEMENT FOR INGRESS, EGRESS, AND UTILITIES ALONG THE EAST LINE OF LOT 4 AS DEPICTED HEREON, DECEMBER 16, 2003.
- (E7) INSTRUMENT NUMBER 704845-QUIT CLAIM DEED PERPETUATING PREVIOUSLY ESTABLISHED INGRESS, EGRESS, AND UTILITY EASEMENT OVER THE EAST 25 FEET OF LOT 4 AS DEPICTED HEREON, MAY 18, 2006.
- (E8) INSTRUMENT NUMBER 718181-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. DECEMBER 14, 2006. BLANKET EASEMENT OVER THOSE PORTIONS OF LOTS 1 AND 2 LYING IN SECTION 3.
- (E9) INSTRUMENT NUMBER 878008-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. AUGUST 20, 2015.
- (E10) INSTRUMENT NUMBER 880820-EASEMENT FOR ELECTRICAL DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN LIGHTS, INC. APRIL 22, 2016.

SURVEYOR'S NOTES

- 1.) NO DEED OF RECORD WAS RECOVERED FOR THE KELSO LAKE ROAD (COUNTY ROAD). SAID ROAD IS DEPICTED HEREON AS A 50.00 FOOT WIDE PRESCRIPTIVE EASEMENT. THE GROSS ACREAGE SHOWN HEREON INCLUDE THE 25 FOOT HALF WIDTH OF THE COUNTY RIGHT-OF-WAY THROUGH THE PROPERTY.
- 2.) THERE WAS NO ATTEMPT MADE TO SHOW FEATURES OF THE PROPERTY, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENT, EXCEPT FOR THOSE DEPICTED HEREON.

REFERENCE MAPS AND DOCUMENTS

THE FOLLOWING MAPS AND DOCUMENTS WERE RECOVERED FROM THE OFFICE OF THE BONNER COUNTY RECORDER AND USED AS REFERENCES IN THE PREPARATION OF THIS PLAT:

- (R1) - RECORD OF SURVEY AT INSTRUMENT No. 261441 BY LS 974
- (R2) - RECORD OF SURVEY AT INSTRUMENT No. 570384 BY PLS 5713
- (R3) - RECORD OF SURVEY AT INSTRUMENT No. 640285 BY PLS 8792

CURVE TABLE

| CURVE | RADIUS | ARC DIST. | DELTA | CHORD BRG. | CHORD DIST. |
|-------|---------|-----------|-----------|-------------|-------------|
| C1 | 780.82' | 98.51' | 7°25'06" | S49°32'14"E | 98.44' |
| C2 | 156.40' | 148.83' | 54°53'20" | N27°57'17"W | 144.17' |
| C3 | 735.82' | 30.83' | 2°24'01" | N45°26'33"W | 30.82' |

FOUND 3-1/4 INCH ALUMINUM CAP MARKED "RLS
 974" PER CP&F DATED OCTOBER 22, 1982

LEGEND

- (R) RECORD MEASUREMENT
- (M) MEASURED BEARING/DISTANCE
- (C) COMPUTED BEARING/DISTANCE
- SET 5/8" x 24" REBAR W/ YELLOW PLASTIC CAP MARKED "PLS 8792"
- FOUND MONUMENT AS NOTED
- COMPUTED POSITION
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊕ COMPUTED QUARTER CORNER AS NOTED

OUTBACK RIDGE ESTATES
 BOOK 6, PAGE 122
 N00°54'31"W 2868.01' (R1)

GRAPHIC SCALE



FOUND 3-1/4 INCH ALUMINUM CAP MARKED "RLS 974" PER CP&F DATED OCTOBER 22, 1982

FOUND 3-1/4 INCH ALUMINUM CAP MARKED "RLS
 974" PER CP&F DATED OCTOBER 22, 1982

U.S. GOV'T.
 UNPLATTED



OLD CABIN, LLC
 INST. NO. 929705
 UNPLATTED

N 89°12'10" E 1328.39' (R1)

U.S. GOV'T.
 (ZONE F 40)

WASHINGTON IDAHO MONTANA
 LAST REVISION 05-09-07