



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0104-22	RECEIVED:  Received by Planning Department on 10/31/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hadler Replat
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### APPLICANT INFORMATION:

Landowner's name: Matthew Hadler, managing member of Vril North Idaho, L.L.C.		
Mailing address: PO Box 457		
City: Fort Kalamath	State: OR	Zip code: 97626
Telephone: 415-301-1396	Fax:	
E-mail: matt@gotrajen.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church Street		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.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 #: 36	Township: 58N	Range: 1W	Parcel acreage: 1.79 & 2.30
Parcel # (s): RP045060030040A & RP045060030030A			
Legal description: 36-58N-1W HIDDEN LAKES 2ND ADD BLK 3 LOT 4 & 36-58N-1W HIDDEN LAKES 2ND ADD BLK 3 LOT 3			
Current zoning: Recreation		Current use: vacant	
What zoning districts border the project site?			

North: A/f-10	East: Recreation
South: Recreation	West: Recreation
Comprehensive plan designation: Resort Community and Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 240 acres, State of Idaho land	
South: 0.8 and 1.15 acre lots; the smaller lot is vacant and the larger has a residence on it with a land use of 537-Resid improv on cat 15	
East: 0.8 and 0.9 acre lots; both with residences on them, both have land use of 537-Resid improv on cat 15	
West: 1.73 acre; Lot 2 of 2nd Add to Hidden Lakes; vacant	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?:
Detailed Directions to Site: From Sandpoint, drive West on HWY 200 towards Montana. Approximatley 7 miles down, turn left onto Lower Pack River Road. Turn left onto Fairway View Drive about 1/4 mile of the way down Lower Pack River Road. Continue straight onto Olympic Drive. The project lots are on your left about 1/2 mile down Olympic Drive.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Second Addition to Hidden lake Subdivision, REC'D 2/15/1995; Inst. No 460566	
<b>This application is for :</b> three lots from two existing lots	
Proposed lots:	
Depth to Width Ratio (D:W)	
Lot #1      Proposed acreage: 2.5	2.22 : 1
Lot #2      Proposed acreage: 0.71	1.62 : 1
Lot #3      Proposed acreage: 0.88	1.24 : 1
Lot #4      Proposed acreage:	
Remainder      Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ This proposal is for creating three lots from two existing lots from a previous plat. The current lots are 1.79 and 2.3 acres respectively. The result from this proposal would create a 2.5, 0.88, and 0.71 acre lot.	

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b> The land is steep with estimated maximum slope greater than 30%. The majority of the lots are less than 30% sloping and the lots have been designed around these shallower slopes for building envelopes. See attached topo map with proposed building envelopes.
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> _____ None
<b>Springs &amp; wells:</b> _____ None

Existing structures (size & use): \_\_\_\_\_  
 None  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
 Both existing lots are heavily treed.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Are wetlands present on site?  Yes  No      Source of information: Wetlands Mapper

Flood Hazard Zones located on site:  X  D  A  AE      DFIRM MAP: C0735E

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: Olympic Drive is a 60' wide public ROW, county maintained road per plat of Second Addition to Hidden Lake.  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Is public road dedication proposed as part of this minor land division?  
 Yes       No

List existing access and utility easements on the subject property.  
 Inst. Nos. 224287, 308814, 321029 and 418822.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
TIC UTILITY COMPANY - SEE EMAIL LETTER - For lots 2 and 3

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual system - List type: LOT 1 to have private individual sewage disposal.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical private individual septic system.  
\_\_\_\_\_  
\_\_\_\_\_

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: VP INCORPORATED - For lots 2 & 3

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual well LOT 1 to have private individual well water system.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? Avista

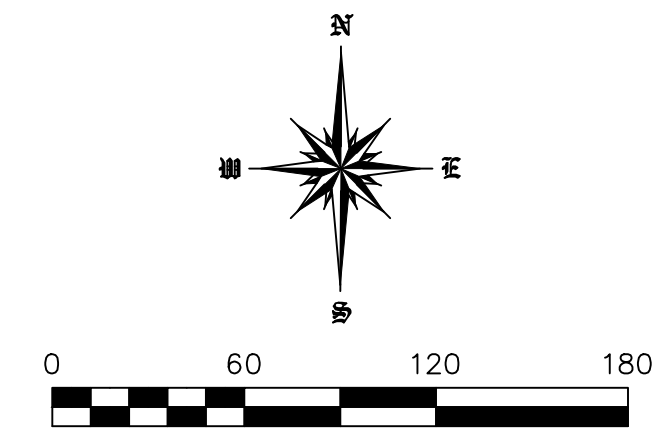
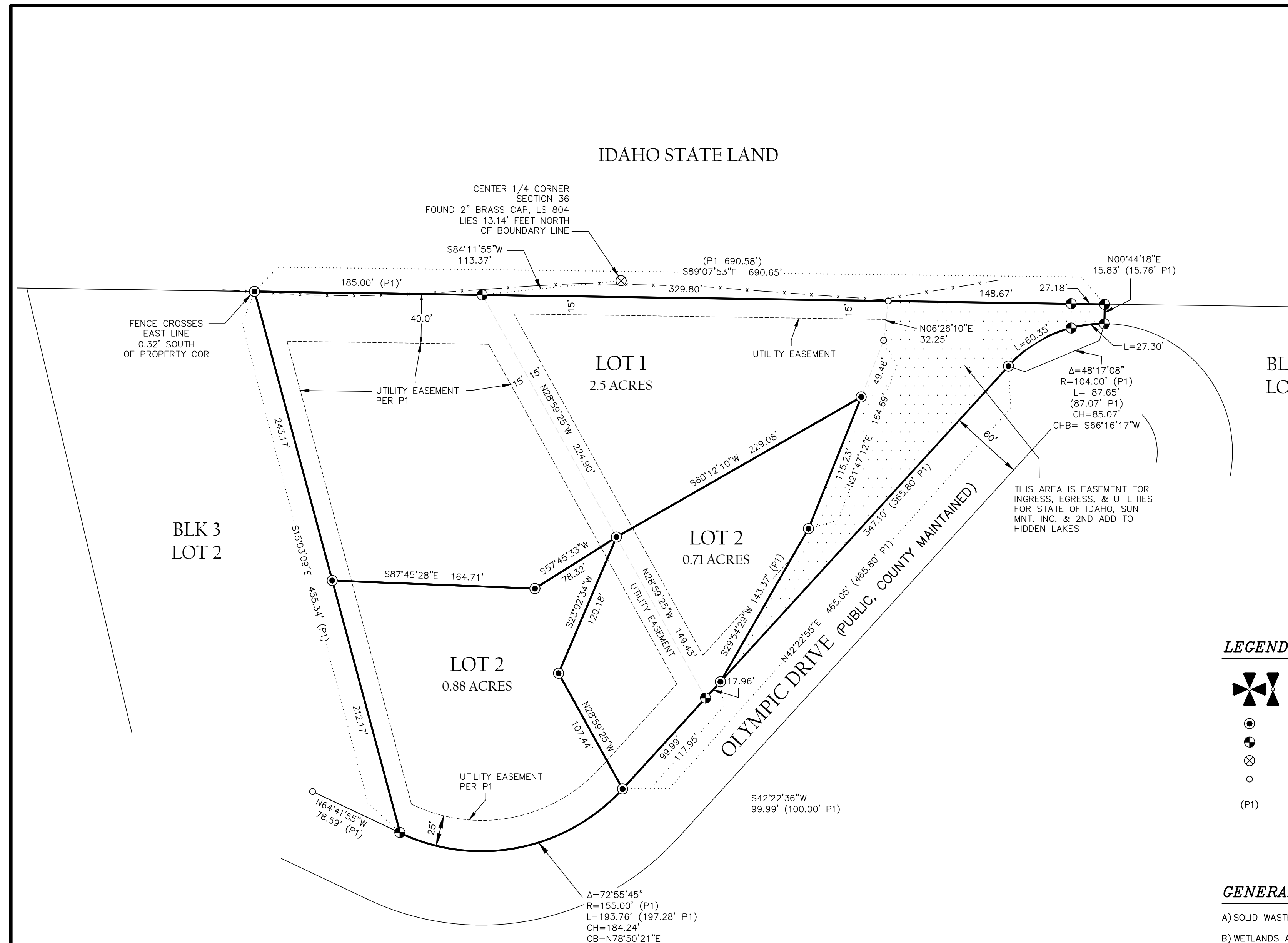
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 10/31/2022  
ON BEHALF OF MATT HADLER

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# HADLER REPLAT

A REPLAT OF LOTS 3 & 4, BLOCK 3 OF THE SECOND ADDITION TO HIDDEN LAKES SUBDIVISION LYING IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, 5/8" REBAR & CAP, PLS 6107
- FOUND MONUMENTATION, 2" BRASS CAP, PLS 804
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF THE SECOND ADDITION TO HIDDEN LAKES SUBDIV. BY PLS 6107, BK. 5 OF PLATS AT PAGE 58, INST. NO. 460566, 9/15/1995.

### GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

PLACE RECORDING LABEL HERE

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001373889. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°29'23" AT THE NORTHWEST CORNER OF NEW LOT 1.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT TWO EXISTING LOTS INTO THREE CONFORMING LOTS.

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.



1/4	Section	Township	Range	MONTANA	IDAHO
	36	58 N	1 W		
PROJECT # 22-084 HADLER			Plot Date:	10/31/2022	
DRAWING NAME: 22-084 HADLER REPLAT-TLAG					

**HADLER REPLAT**

**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=60'

Checked By: TLAG      Drawn By: TLAG

Sheet: 1 of 2

10/31/2022



# HADLER REPLAT

A REPLAT OF LOTS 3 & 4, BLOCK 3 OF THE SECOND ADDITION TO HIDDEN LAKES SUBDIVISION  
LYING IN A PORTION OF THE SOUTH HALF OF SECTION 36,  
TOWNSHIP 58 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT VRIL NORTH IDAHO, L.L.C. AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'HADLER REPLAT' BEING LOTS 3 & 4, BLOCK 3, OF THE SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, RECORDED IN BK. 5 OF PLATS, PAGE 58, AS INST. NO. 460566, AND BEING A PORTION OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, OF SAID SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, BEING ON THE EAST-WEST CENTERLINE OF SAID SECTION 36, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE, SOUTH 89°07'53" EAST, 690.65 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°44'18" WEST, 15.83 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF OLYMPIC DRIVE, A COUNTY ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 (THREE) COURSES:

1. ALONG A NON-TANGENTIAL CURVE, 87.65 FEET, TO THE LEFT HAVING A RADIUS OF 104.00 FEET AND A DELTA ANGLE OF 48°17'08" (CHORD SOUTH 66°16'17" WEST, 85.07 FEET);
2. SOUTH 42°22'55" WEST, 465.05 FEET;
3. ALONG A NON-TANGENTIAL CURVE, 197.29 FEET, TO THE RIGHT HAVING A RADIUS OF 155.00 FEET AND A DELTA ANGLE OF 72°55'45" (CHORD SOUTH 78°50'21" WEST, 184.24 FEET);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 15°03'09" WEST, 455.34 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
MATTHEW HADLER, MANAGING MEMBER OF VRIL NORTH IDAHO, L.L.C. DATE \_\_\_\_\_

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW HADLER, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF VRIL NORTH IDAHO PROPERTY, L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID MANAGING MEMBER OF SAID L.L.C.

\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC., ORDER NO. N-62503, GUARANTEE NO. G-0000586877688, DATED AUGUST 6, 2022.

1. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED JANUARY 23, 1980, AS (INSTRUMENT) 224287, OFFICIAL RECORDS.
2. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED SEPTEMBER 20, 1985, AS (INSTRUMENT) 308814, OFFICIAL RECORDS.
3. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED JUNE 11, 1986, AS (INSTRUMENT) 321029, OFFICIAL RECORDS.
4. NOTICE OF SEWER AGREEMENT, RECORDED JANUARY 21, 1993, AS (INSTRUMENT) 418822, OFFICIAL RECORDS.
5. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, ON FILE AND OF RECORD AS (BOOK) 5 OF PLATS (PAGE) 58, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
6. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED NOVEMBER 14, 1994, AS (INSTRUMENT) 455604, OFFICIAL RECORDS.
7. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED AUGUST 7, 2000, AS (INSTRUMENT) 567929, OFFICIAL RECORDS.

MODIFIED BY INSTRUMENT NOS. 570644, 573265, 589235 AND 706466

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PLANNING DIRECTOR

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

\_\_\_\_\_  
TYSON L.A. GLAHE, PLS 14879 DATE \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HADLER REPLAT" AND CHECKED THE REPLAT 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER FOR LOTS 2 & 3 ARE PROVIDED BY VP INCORPORATED

WATER FOR LOT 1 WILL BE PROVIDED BY INDIVIDUAL PRIVATE WELL SYSTEM

SEWER SERVICE: SEWAGE DISPOSAL FOR LOTS 2 & 3 WILL BE PROVIDED BY TIC UTILITIES

SEWAGE DISPOSAL FOR LOT 1 WILL BE PROVIDED BY INDIVIDUAL PRIVATE SEPTIC SYSTEM

## 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_  
FEE

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
	36	58 N	1 W		
PROJECT # 22-084 HADLER				Plot Date: 10/31/2022	
DRAWING NAME: 22-084 HADLER REPLAT-TLAG					
<b>HADLER REPLAT</b>					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS					
303 Church Street Sandpoint, Idaho 83864 208-265-4474					
Scale: 1"=60'			Checked By: TLAG		Drawn By: TLAG
			Sheet: 2 of 2		

# EXHIBIT MAP FOR MATTHEW HADLER

LOT 3, BLOCK 3 OF  
THE SECOND ADDITION TO  
HIDDEN LAKES SUBDIVISION  
YING IN A PORTION OF THE  
SOUTH HALF OF SECTION 36,  
TOWNSHIP 58 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



*Not To Scale*

VERTICAL DATUM = NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD88)

FENCE CROSSES  
EAST LINE  
0.32' SOUTH  
OF PROPERTY COR

40' UTILITY EASEMENT

WATER TANK LID

UNPLATTED

N89°08'44"W 185.00' (P1)

S89°08'44"E 329.80'

N06°26'10"E  
32.25'

THIS AREA IS EASEMENT FOR  
INGRESS, EGRESS, & UTILITIES  
FOR STATE OF IDAHO, SUN  
MNT. INC. & 2ND ADD TO  
HIDDEN LAKES

N00°44'18"E  
15.83' (15.76' P1)

$\Delta=48^{\circ}17'08''$   
R=104.00' (P1)  
L= 87.65'  
(87.07' P1)  
CH=85.07'  
CHB= S66°16'17"W

BLK 3  
LOT 4  
1.33 AC W/O  
EASEMENT AREA

BLK 3  
LOT 3  
2.304 ACRES

BLK 3  
LOT 2

S15°03'09"E 455.34' (P1)

OLYMPIC DRIVE  
PUBLIC RD PER PLAT

## LEGEND

- FOUND 5/8" REBAR AND CAP, PLS 6107
- FOUND 2" BRASS CAP, PLS 804
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF THE SECOND ADDITION TO HIDDEN LAKES  
SUBDIV. BY PLS 6107, BK. 5 OF PLATS AT PAGE  
58, INST. NO. 460566, 9/15/1995.
- WATER RISER
- WATER VALVE
- TELEPHONE JUNCTION BOX
- ELECTRIC JUNCTION BOX
- UTILITY EASEMENT LINE
- EXISTING DRIVEWAY EDGE
- EXISTING ROADWAY EDGE
- EXISTING BOTTOM OF DITCH
- TOE OF SLOPE
- TOP OF BANK/CUT
- CENTERLINE OF DIRT
- x - x - EXISTING FENCE
- ~~~~~ CONTOUR LINES SHOWN  
ARE AT 1' INTERVALS

EXISTING GATE

S42°22'36"W  
99.99' (100.00' P1)

$\Delta=72^{\circ}55'45''$   
R=155.00' (P1)  
L=193.76' (197.28' P1)  
CH=184.24'  
CB=N78°50'21"E



**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
P.O. Box 1863  
Sandpoint, ID 83864  
208-265-4474

SCALE: N/A  
DRAWN BY: TRP  
DATE: 5/2/2022  
DWG: 21-156  
SHEET 1 of 1