



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountuid.gov (email) www.bonnercountuid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0039-4

RECEIVED:

Received August 6, 2024
R. Winningham

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: Chris Peine

Mailing address:

City: Sagle

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Paxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 309 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 2

Township: 56N

Range: 3W

Parcel acreage: 20.17 Acres

Parcel # (s): RP56N03W025550A

Current zoning: Rural

Current use: Rural Residential

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for:

Lot #1	Proposed acreage: 10.08	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10.09	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: Private dirt driveway connected to Lakeshore Dr, as shown on plat

List existing access and utility easements on the subject property. _____

SERVICES:

Which power company will serve the project site? Pacific Power Light Company

Which fire district will serve the project site? Sagle Fire

Sewage disposal will be provided by:

- ☐ Existing Community System
- ☐ Proposed Community System
- ☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: _____

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District? ☐ Yes ☐ No

Water will be supplied by:

- ☐ Existing public or community system
- ☐ Proposed Community System
- ☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: _____

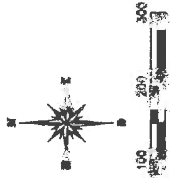
Note: Please attach the necessary proof of urban services if required.

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: 8, 13, 24

Landowner's signature: _____ Date: _____

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 36 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



FUNCTIONAL LIMITS, AS NOTED

- SET 5/8" X 24" RESBAR AND CAP, PLS. 14570
FOUND 2 1/8" INSIDE CAP, 18. 14571
FOUND 9/8" INSIDE CAP, AS NOTED
FOUND 1/2" RESBAR AND CAP, PLS. 14496
GRAVELL DUMPING, NOTING SET
FOUND GAGE
FOUND CULVERT, AS NOTED
WARRANTY INTER. PLS. 14484, 1/12/76/187
RECORD OF SUPPLY, DIST. NO. 44388, PLS. 6
CROOKED TREE, PLS. 15 OF PLANTS, 187
RECYCLED BKG. PLS. 28 OF PLANTS, DIST. NO.
14488, 1/12/76/187

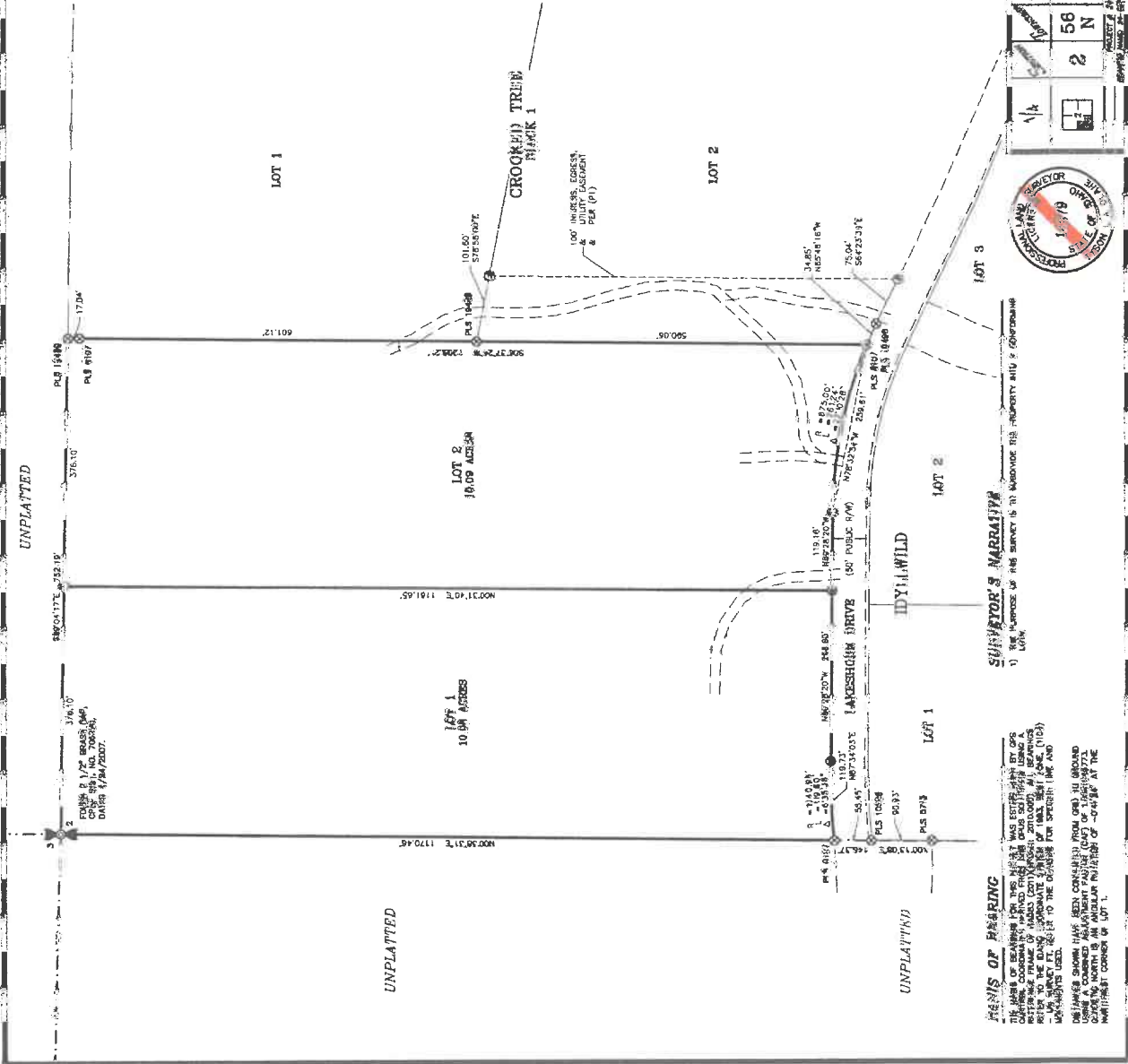
A) SQUAD SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

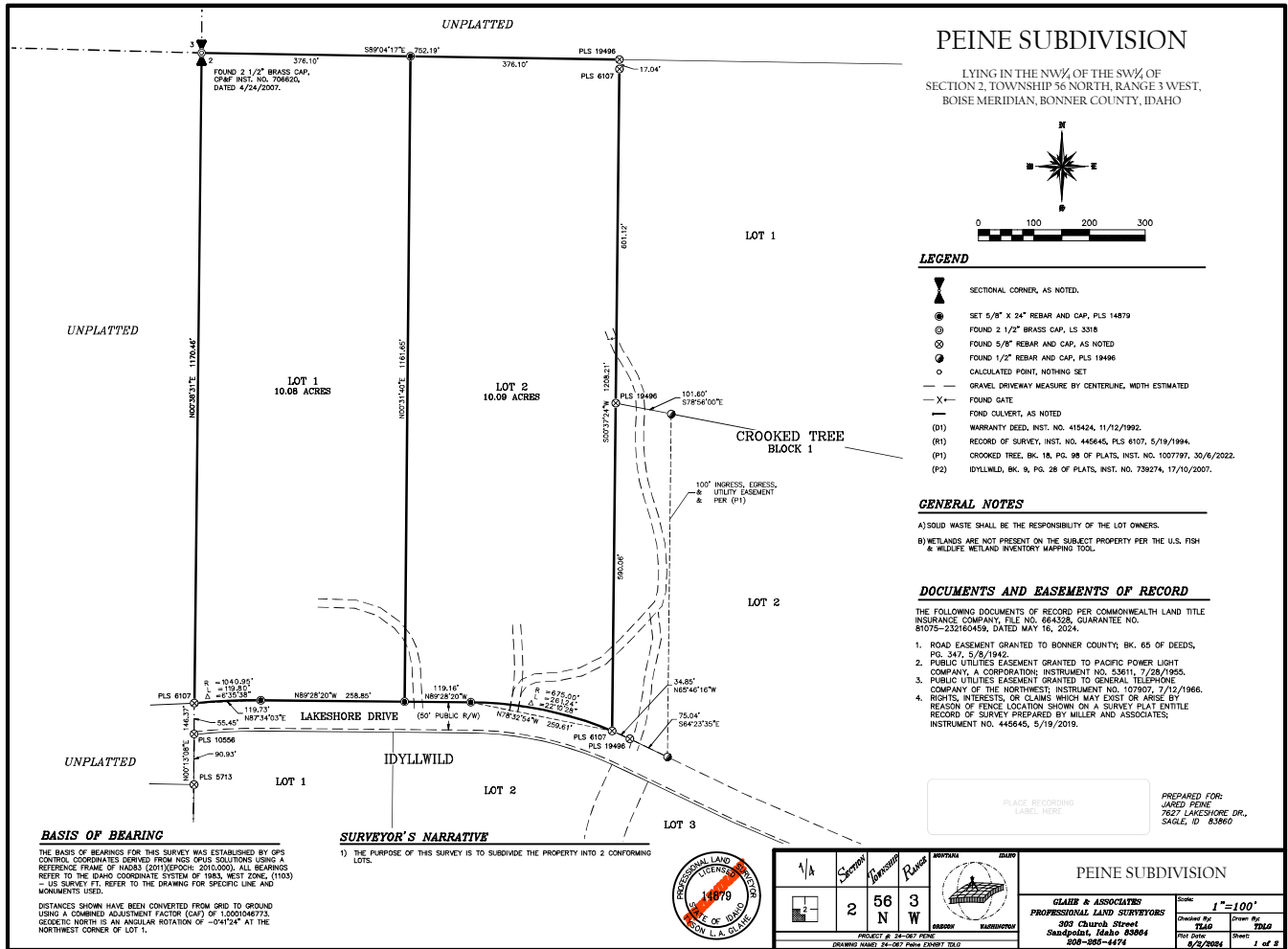
THE FOLLOWING DOCUMENTS ON RECORD FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 884328, GUARANTEE NO. 01075-218, EXPIRATION DATE MAY 16, 2024.

1. ROAD RIGHT-OF-WAY GRANTED TO BONNER COUNTY; BK. 687 DEEDS, PG. 397, 4/7/1942.
2. PUBLIC UTILITIES EASEMENT GRANTED TO PACIFIC POWER LIGHT COMPANY; A CORPORATE INSTRUMENT NO. 5301, 1/29/1938.
3. PUBLIC UTILITIES EASEMENT GRANTED TO GENERAL TRUSTEES OF THE UNIVERSITY OF THE NORTHWESTERN STATE OF OREGON; INSTRUMENT NO. 10194, 7/1/1948.
4. FENCE LOCATION SHOWN ON A SURVEY MAP ENTITLED "REASON FOR FENCE LOCATION SHOWN ON A SURVEY MAP" ENTITLED RECORD FOR SURVEY MAPS BY BELLEF AND ASSOCIATES, INSTRUMENT NO. 446835, 8/19/2018.

PREPARED BY: JARED FLINKE
7627 LAUREL AVE DR.,
SAGLE, ID 83860

PEINE SUBDIVISION





PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT CHRIS PEINE AND MYRNA PEINE, CO-OWNERS OF PEINE TRUST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "PEINE SUBDIVISION" BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°04'17" EAST, 752.19 FEET;
THENCE SOUTH 00°37'24" WEST, 1208.21 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 281.24 FEET, A RADIUS OF 675.00 FEET, , THE CHORD OF WHICH IS NORTH 78°32'54" WEST, , , 259.61 FEET; TO A ;
THENCE NORTH 89°02'20" WEST, 378.01 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 119.80 FEET, A RADIUS OF 1040.95 FEET, , THE CHORD OF WHICH IS SOUTH 87°54'03" WEST, , , 119.73 FEET; TO A ;
THENCE NORTH 00°38'30" EAST, 1170.46 FEET TO A ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 878308.28 SQUARE FEET, 20.163 ACRES

PEINE, CHRIS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS PEINE, KNOWN OR
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF
, 2024.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "PEINE
SUBDIVISION" 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 , 2024.

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 TO BE AN INDIVIDUAL WELL
SEWER SERVICE: SEWAGE TO BE INDIVIDUAL SEPTIC

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 2, TOWNSHIP 56 NORTH, RANGE 3 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 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 , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, 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

PREPARED FOR:
JARED PEINE
7627 LAKE SHORE DR.,
SAGLE, ID 83860

1/4	2	56	3	APPROVAL	GLAHE
		N	W		
PROJECT # 24-067 PEINE				DRAWING NUMBER 24-067 Peine EXHIBIT TLO	

PEINE SUBDIVISION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sawtooth, Idaho 83864 200-305-4474	Scale: N/A Checked By: TLO Print Date: 8/2/2024 Drawn By: TLO Sheet: 2 of 2

Polyline Report – Both Lots

Fri Aug 2 11:29:59 2024

Northing	Easting	Bearing	Distance
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2394433.066	2399436.842		
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		S 89°04'17" E	752.190
--	--	---------------	---------

2394420.877	2400188.933		
-------------	-------------	--	--

		S 00°37'24" W	1208.214
--	--	---------------	----------

2393212.735	2400175.788		
-------------	-------------	--	--

Radius: 675.000	Chord: 259.608	Degree: 8°29'18"	Dir: Left
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Length: 261.235	Delta: 22°10'28"	Tangent: 132.273	
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Chord BRG: N 78°32'54" W	Rad-In: S 22°32'20" W	Rad-Out: S 00°21'52" W	
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Radius Point: 2392589.291,	2399917.054		
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2393264.278	2399921.348		
-------------	-------------	--	--

		N 89°28'20" W	378.010
--	--	---------------	---------

2393267.759	2399543.354		
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Radius: 1040.950	Chord: 119.733	Degree: 5°30'15"	Dir: Left
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Length: 119.799	Delta: 6°35'38"	Tangent: 58.966	
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Chord BRG: S 87°34'03" W	Rad-In: S 00°51'52" W	Rad-Out: S 05°43'46" E	
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Radius Point: 2392226.927,	2399527.651		
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2393262.677	2399423.729		
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		N 00°38'31" E	1170.463
--	--	---------------	----------

2394433.066	2399436.842		
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Closure Error Distance> 0.00000

Total Distance> 3889.911

Polyline Area: 878306 sq ft, 20.16 acres

Northing	Easting	Bearing	Distance
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2394426.972	2399812.887		
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		S 00°31'40" W	1161.646
--	--	---------------	----------

2393265.375	2399802.189		
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		N 89°28'20" W	258.846
--	--	---------------	---------

2393267.756	2399543.354		
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Radius: 1040.950 Chord: 119.733 Degree: 5°30'15" Dir: Left

Length: 119.799 Delta: 6°35'38" Tangent: 59.966

Chord BRG: S 87°34'03" W Rad-In: S 00°51'52" W Rad-Out: S 05°43'46" E

Radius Point: 2392226.927,2399527.651

2393262.677	2399423.729		
-------------	-------------	--	--

		N 00°38'31" E	1170.463
--	--	---------------	----------

2394433.066	2399436.842		
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		S 85°04'17" E	376.055
--	--	---------------	---------

2394426.972	2399812.887		
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Closure Error Distance> 0.00000

Total Distance> 3086.849

Polyline Area: 438957 sq ft, 10.08 acres

Northing	Easting	Bearing	Distance
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2394420.877	2400188.933		
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		S 00°37'24" W	1208.214
--	--	---------------	----------

2393212.735	2400175.788		
-------------	-------------	--	--

Radius: 675.000	Chord: 259.608	Degree: 8°29'18"	Dir: Left
-----------------	----------------	------------------	-----------

Length: 261.235	Delta: 22°10'28"	Tangent: 132.273	
-----------------	------------------	------------------	--

Chord BRG: N 78°32'54" W	Rad-In: S 22°32'20" W	Rad-Out: S 00°21'52" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 2392589.291,	2399917.054		
----------------------------	-------------	--	--

2393264.278	2399921.348		
-------------	-------------	--	--

		N 85°28'20" W	119.164
--	--	---------------	---------

2393265.375	2399802.189		
-------------	-------------	--	--

		N 00°31'40" E	1161.646
--	--	---------------	----------

2394426.972	2399812.887		
-------------	-------------	--	--

		S 89°04'17" E	376.095
--	--	---------------	---------

2394420.877	2400188.933		
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Closure Error Distance> 0.00000

Total Distance> 3126.353

Polyline Area: 439350 sq ft, 10.09 acres



First American Title Company

FILED BY

AFTER RECORDING, MAIL TO GRANTEE.
FATCO #92585/21942

NOV 12 PM 3 06

RECORDED & INDEXED
COUNTY IDAHO DEP.

415424

WARRANTY DEED

For Value Received

ANTHONY G. KEHLE, III and RUTH H. KEHLE, not individually, but as Co-Trustees of the Anthony and Ruth Kehle Inter Vivos Trust, dated April 6, 1924

the grantors, do hereby grant, bargain, sell, and convey unto

CHRIS PEINE and MYRNA PEINE, husband and wife

the grantees, whose current address is

3010 Lakeshore Drive, Sagle, ID. 83860

the following described premises, to-wit:

A tract of land located in a portion of the Southwest Quarter of Section 2, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter of Section 2; thence South 89°40'42" East along the North line of said Southwest Quarter a distance of 751.74 feet; thence South 0°00'05" East parallel to the East line of said Southwest Quarter a distance of 1208.97 feet to a point of non-tangent curvature on the North right of way of Lakeshore Drive, a county road; thence along said right of way the following 3 courses:

- 1) 261.31 feet along a curve to the left with a radius of 675.00 feet (the chord of which bears North 78°59'20" West, 259.68 feet)
- 2) South 89°55'15" West, 378.01 feet
- 3) 119.76 feet along a curve to the left with a radius of 1040.95 feet (the chord of which bears South 86°37'30" West, 119.69 feet, to a point on the west line of said Southwest Quarter; thence North 0°01'51" East along said West line a distance of 1171.16 feet to the point of beginning.

SUBJECT TO: General taxes for the year 1992, a lien in the process of assessment; not yet due or payable.

SUBJECT TO: Easement with terms and conditions:

Grantor: John Halseth and Anne Halseth

Grantee: Pacific Power and Light Company

Purpose: Electric transmission and distribution line

Recorded: July 28, 1955

Instrument No.: 56311

Book/Page: 22 of Miscellaneous/page 220

SUBJECT TO: Easement with terms and conditions:

Grantor: John I. Halseth and Anne Halseth

Grantee: General Telephone Company of the Northwest

415494



First American Title Company

Page 2
Warranty Deed
Kehle/Peine

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that they will warrant and defend the same from all claims whatsoever.

Dated: November 6, 1992

Anthony G. Kehle - Co-Trustee
ANTHONY G. KEHLE, III, Co-Trustee

Ruth H. Kehle - Co-Trustee
RUTH H. KEHLE, Co-Trustee

STATE OF Florida

: ss

COUNTY OF Palm Beach

On This 9th day of November in the year 1992 before me, a Notary Public in and for said State, personally appeared ANTHONY G. KEHLE, III and RUTH H. KEHLE, as Co-Trustees, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument as Trustee(s), and acknowledged to me that he/she/they executed the same as such Trustee(s).

Notary Public
Residing at West Palm Beach, FL
Commission Expires March 22, 1993

GUARANTEE No.: 7195-2-664328-2024.81075-232160459

SUBDIVISION GUARANTEE

ISSUED BY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Fee:	\$200.00	Agency File#:	664328
Subdivision:	Unknown		

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Florida Corporation

GUARANTEES

The county Bonner and any city within which said subdivision is located in a sum not exceeding \$1000.00.

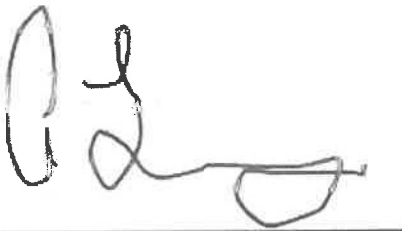
That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

The map hereinbefore referenced to is a subdivision of:

Issued By:

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Countersigned:



By:
Authorized Officer or Agent
Andy Lowry
Alliance Title & Escrow, LLC
105 Pine St
Sandpoint, ID 83864-1357
Tel: 208-263-2125
Fax: 208-263-1784



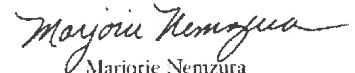
By:



Michael J. Nolan

President

Attest:



Marjorie Nemzura

Secretary

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.

(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.

(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the

lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.

(c) The identity of any party shown or referred to in Schedule A.

(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

(b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in adjoining streets, roads, avenues, alleys, lanes, ways or waterways.

(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

(e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or

proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been

provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under

Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitations of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the

option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: COMMONWEALTH LAND TITLE INSURANCE COMPANY, P.O. Box 45023, Jacksonville, FL 32232-5023.

SUBDIVISION GUARANTEE

Issued by **Commonwealth Land Title Insurance Company**

GUARANTEE NUMBER

81075-232160459

Fee: \$200.00

Subdivision: To Come

The County of Bonner and any City within which said subdivision is located in a sum not exceeding \$200.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

Trustee, Chris and Vyrona Peine Living Trust

The map hereinbefore referred to is a subdivision of: Ptn of the Southwest quarter of Section 2, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Dated: May 16, 2024

Countersigned:

Andy Lowrey
Authorized Signatory



Gregg R. Paine
President
[Signature]
Secretary

SCHEDULE A
Subdivision Guarantee

Order No.: **664328**
Guarantee No.: **81075-232160459**

Liability: **\$200.00**
Fee: **\$200.00**

1. Name of Assuree: **Glane & Associates, Inc.**

County of Bonner and the city of Sagle in the state of ID

2. Title to said estate or interest at the date hereof is vested in

Chris Anton Peine and Myrna Graves Peine, Trustees, Chris and Myrna Peine Living Trust

3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is

FEE SIMPLE

4. The land referred to in this Guarantee is situated in the State of ID, County of Bonner and is described as follows:

A tract of land located in a portion of the Southwest quarter of Section 2, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of Section 2;

Thence South 89°40'42" East along the North line of said Southwest quarter a distance of 751.74 feet;

Thence South 0°00'05" East parallel to the East line of said Southwest quarter a distance of 1208.97 feet to a point of non-tangent curvature on the North right of way of Lakeshore Dr., a county road;

Thence along said right of way the following 3 courses:

1) 261.31 feet along a curve to the left with a radius of 675.00 feet (the chord of which bears North 78°58'20" West, 259.68 feet)

2) South 89°55'15" West, 378.01 feet

3) 119.76 feet along a curve to the left with a radius of 1048.55 feet (the chord of which bears South 66°37'30" West 119.69 feet, to a point on the West line of said Southwest quarter;

Thence North 0°01'51" East along said West line a distance of 1171.16 feet to the point of beginning.

5. The assurances referred to on the face page hereof are:

According to the public records the title to the herein described estate or interest was vested in the vestee named in paragraph 2 subject to the matters shown in Exceptions in Schedule B, which Exceptions are not necessarily shown in the order of their priority.

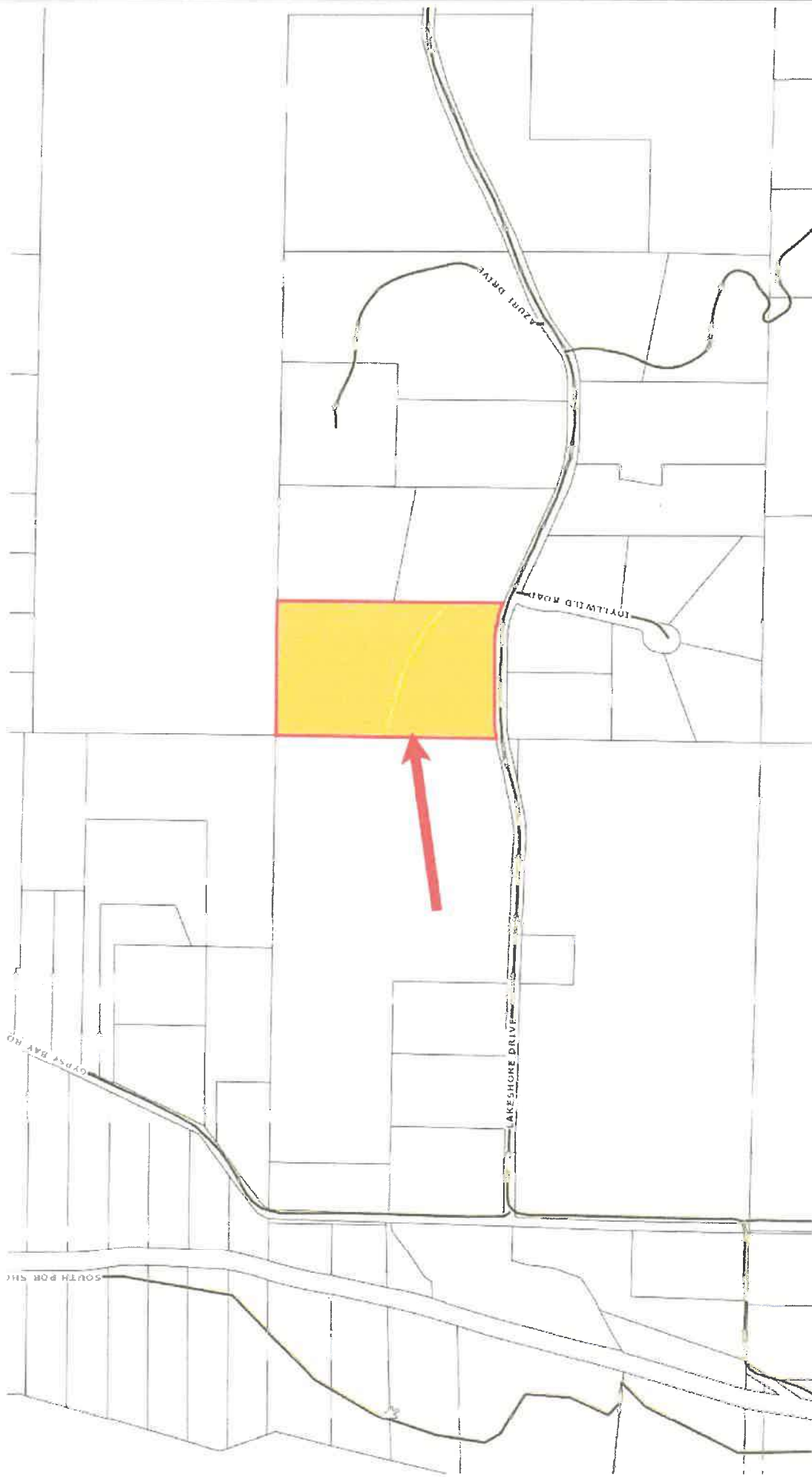
SCHEDULE B
Subdivision Guarantee

Guarantee No.:

EXCEPTIONS:

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded Plat or conveyance, or decree of a Court of record; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or liens under the Workmen's Compensation Act not disclosed by the public records; any service, installation or construction charges for sewer, water, electricity, or garbage collection and disposal.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, water rights or matters relating thereto.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year. Amounts shown do not include interest or penalty if delinquent.
Parcel Number: [RP56N03W025550A](#)
Year: 2023
Annual Taxes billed: \$1,017.92
First Half Taxes Payment Status: Paid
First Half Tax Amount: \$508.96
Second Half Taxes Payment Status: Due
Second Half Tax Amount: \$508.96
Taxes as billed include the following exemptions: Homeowners
Affects: Real Property
5. General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year. Amounts shown do not include interest or penalty if delinquent.
Parcel Number: [MH56N03W02555A](#)
Year: 2023
Annual Taxes billed: \$294.12
First Half Taxes Payment Status: Paid
First Half Tax Amount: \$147.06
Second Half Taxes Payment Status: Due
Second Half Tax Amount: \$147.06
Taxes as billed include the following exemptions: Homeowners
Affects: Mobile Home
6. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
7. Ditch, road and public utility easements as the same may exist over said Land.
8. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.

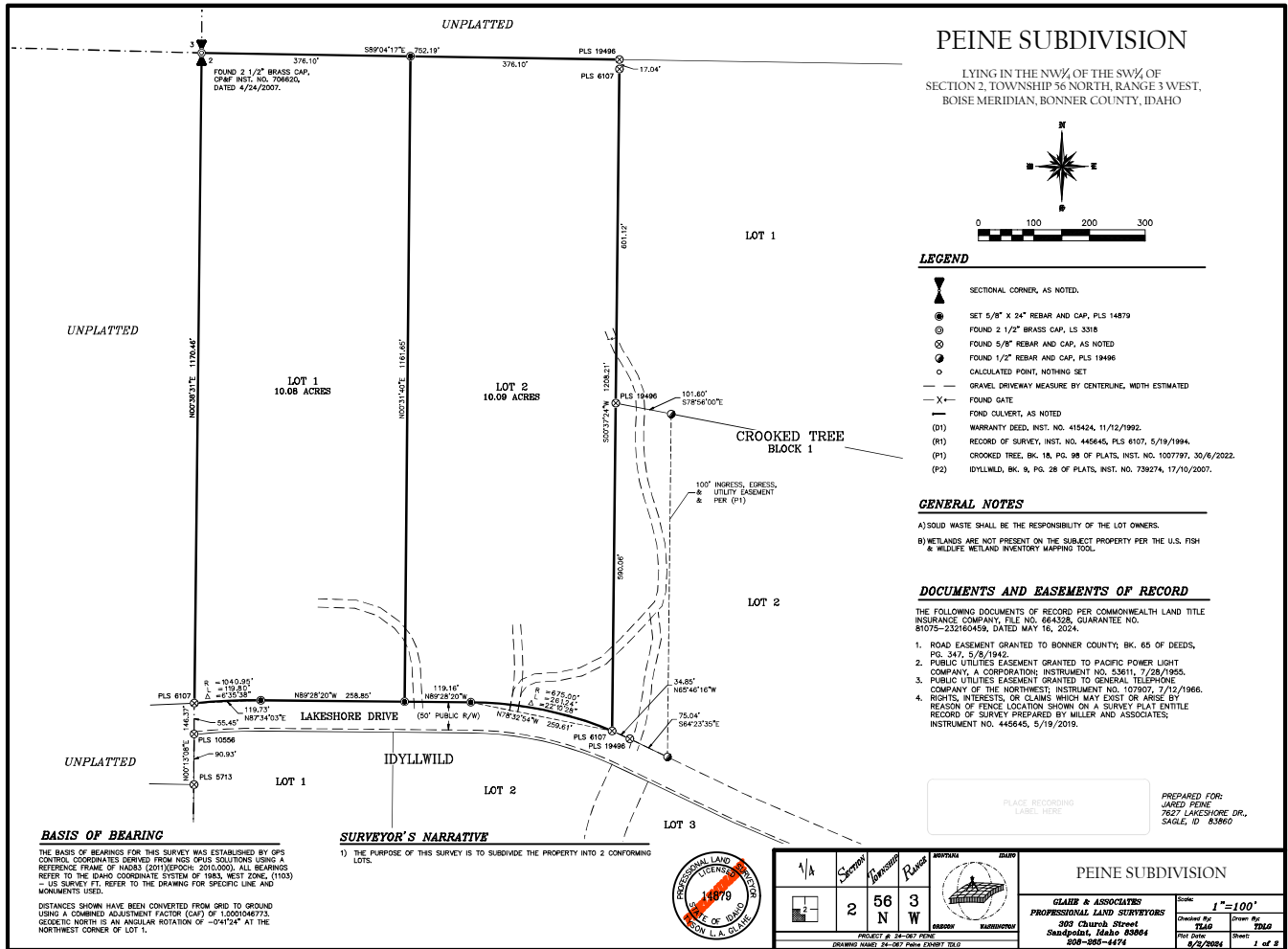
9. ~~An easement for the purpose shown below and rights incidental thereto as set forth in a document:~~
Granted To: Bonner County
Purpose: Road
Recorded: May 8, 1942
[Book: 65 of Deeds, Page: 347](#)
10. ~~An easement for the purpose shown below and rights incidental thereto as set forth in document:~~
Granted To: Pacific Power Light Company, a corporation
Purpose: ~~Public Utilities~~
Recorded: July 28, 1955
Instrument No.: [53611](#)
11. ~~An easement for the purpose shown below and rights incidental thereto as set forth in document:~~
~~Granted To: General Telephone Company of the Northwest.~~
Purpose: ~~Public Utilities~~
Recorded: July 12, 1966
Instrument No.: [106907](#)
12. ~~Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat~~
~~entitled Record of Survey~~
Dated: May 25, 1992
Prepared by: Miller and Associates
Recorded: May 19, 2019
Instrument No.: [445645](#)
Fact(s): Fence location
13. ~~Any invalidity or defect in the title of the vassates in the event that the trust referred to in the vesting portion of~~
~~Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of~~
~~compliance with the terms and provisions of the trust instrument.~~



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

7027 Lakeshore Drive
Sagle, ID 83860





PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT CHRIS PEINE AND MYRNA PEINE, CO-OWNERS OF PEINE TRUST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "PEINE SUBDIVISION" BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°04'17" EAST, 752.19 FEET;
THENCE SOUTH 00°37'24" WEST, 1208.21 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 281.24 FEET, A RADIUS OF 675.00 FEET, , THE CHORD OF WHICH IS NORTH 78°32'54" WEST, , , 259.61 FEET; TO A ;
THENCE NORTH 89°02'20" WEST, 378.01 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 119.80 FEET, A RADIUS OF 1040.95 FEET, , THE CHORD OF WHICH IS SOUTH 87°54'03" WEST, , , 119.73 FEET; TO A ;
THENCE NORTH 00°38'30" EAST, 1170.46 FEET TO A ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 878308.28 SQUARE FEET, 20.163 ACRES

PEINE, CHRIS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS PEINE, KNOWN OR
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF
, 2024.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "PEINE
SUBDIVISION" 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 , 2024.

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 TO BE AN INDIVIDUAL WELL.
SEWER SERVICE: SEWAGE TO BE INDIVIDUAL SEPTIC

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 2, TOWNSHIP 56 NORTH, RANGE 3 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 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 , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, 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

PREPARED FOR:
JARED PEINE
7627 LAKESHORE DR.,
SAGLE, ID 83860

1/4	2	56	3	APPROVAL	GLAHE
		N	W		
PROJECT # 24-067 PEINE				DRAWING NUMBER 24-067 Peine EXHIBIT TLO	

PEINE SUBDIVISION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sawtooth, Idaho 83864 208-385-4474	Scale: N/A Checked By: TLO Print Date: 8/2/2024 Drawn By: TLO Sheet: 2 of 2