

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Larry Quinn

From: Dave Fisher, Planner

Date: May 12, 2025

Subject: Blue-line review for MLD0025-25: Meadow Ridge Estates

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Lance Miller**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

-
- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Meadow Ridge Estates		File No: MLD0025-25
Received by: Dave Fisher, Planner	Received from: Lance Miller	Date Received: 4/23/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/12/25	DF	Bonner County Planning Department
X	5/7/25	AB	Assessor's Office
Comments	5-7-25	MM	Bonner County Road & Bridge Department
X	5/5/25	MC	GIS Department
X	5/9/25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0025-25 **DATE OF REPORT:** 5/12/2025
APPLICANT: Larry Quinn **PARCEL #:** RP57N03W287051A
SUBDIVISION NAME/LOTS: Meadow Ridge Estates

SUMMARY OF PROPOSAL:

The project divides one (1) approximate 25.80-acre parcel and one (1) approximate 93.160-acre parcel into four (4) 10-acre lots with an approximate 78-acre remainder.

THE APPLICATION IS NOT consistent with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and subject to the conclusions required by BCRC.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-acres	Ag/Forestry 10 & Rural 10
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?		
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact: No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection: Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	No	12-622 Submerged Lands: N/A
		12-626.A Environmental Features: Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10 (A/F-10) and Rural 10 (R-10).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots do not contain frontage on a lake/river/stream.
5. The proposed lots are accessed by Wrenco Loop, a Bonner County owned and maintained right-of-way.
6. Proposed Lot 2 and the remainder parcel are divided by zoning designations A/F-10 and R-10.
7. BCRC12-660 (D)(2)(g): Resulting lots shall not be divided by boundary of any city, county, zoning designation, railroad right-of-way, or public right-of-way.
8. BCRC 12-646: Street lines of all existing or recorded streets, principal property lines, patent lines, Township lines or section lines, intersecting, crossing or contiguous to the subdivision (which should be

mathematically tied to the lines of the subdivision by distances and bearings) and the status of adjoining property shall be indicated (name of subdivision or unplatted area).

9. No Boundary Line Adjustment or Notice of Land Division has been completed for the parcels or remainder parcel.
10. The principal property lines for the parcels being divided were not shown, and the remainder parcel was not shown on the plat map.
11. It is unknown if the remainder parcel would be a conforming parcel, as it was left out of application materials.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application **Is Not** in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Alex Feyen, Assistant Director
Planning Department

Bonner County Planning Department

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Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

May 12, 2025

Lance Miller
7085 Upper Pack River Rd
Sandpoint, ID 83864

SUBJECT: MLD0025-25: Meadow Ridge Estates

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/07/2025: RP57N03W287051A and RP57N03W332401A are within SFHA Zone X per FIRM Panel Number 16017C0690E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Fisher".

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

May 7, 2025

Bonner County Planning Dept
MEADOW RIDGE ESTATES
MLD0025-25
SECTION 28/33, TOWNSHIP 57 NORTH, RANGE 3 WEST
RP57N03W287051A
RP57N03W332401A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Monday, May 5, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – MEADOW RIDGE ESTATES (MLD0025-25)
SECTION 28 & 33, TOWNSHIP 57N, RANGE 3W**

To Whom It May Concern:

Meadow Ridge Drive is the approved road name for this private road. Please show the road name on the final plat. (Note that the road name Meadowridge is one word)

Sincerely,

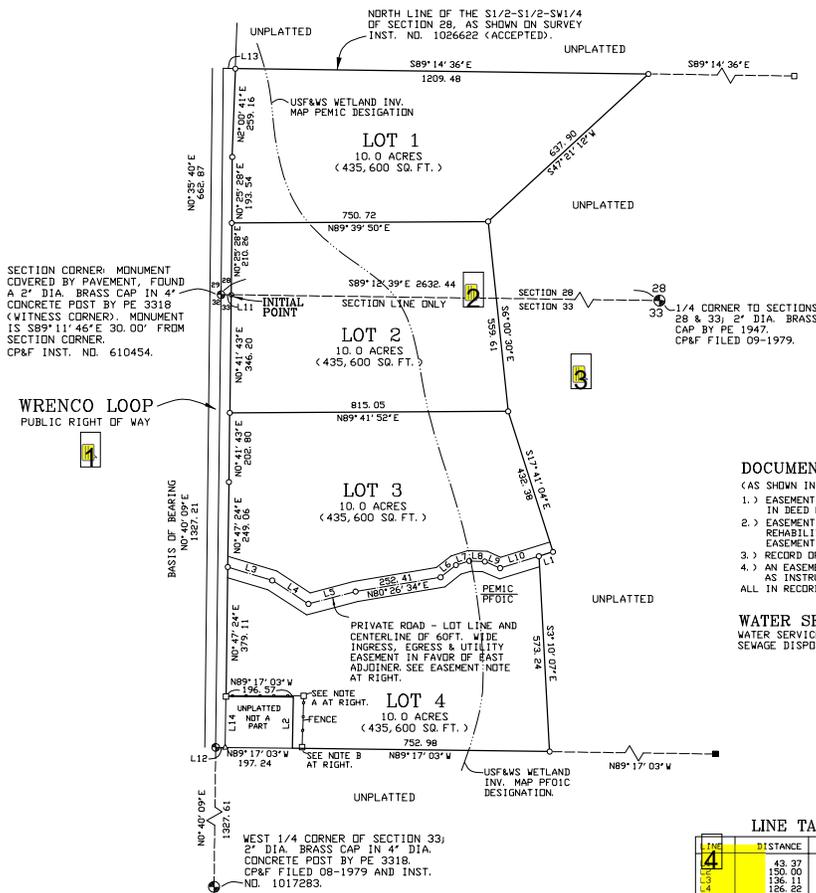
Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

MEADOW RIDGE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SCALE 1" = 200 FEET
TRUE NORTH



SURVEY NARRATIVE

- 1.) THE PURPOSE OF THIS SURVEY/PLAT IS TO DIVIDE THE PARCEL SHOWN HEREIN INTO FOUR LOTS USING THE MINOR LAND DIVISION PROCESS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- 2.) THE BOUNDARY OF THE PARCEL SHOWN HEREIN WAS DETERMINED USING REFERENCES AND SURVEY TIES TO RECORD OF SURVEY INSTRUMENT NUMBER 1026622 BY PLS 7879, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) DOCUMENTS REFERENCED IN PREPARING THIS MINOR LAND DIVISION ARE AS FOLLOWS:
 - A.) FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5010500-0020152E.
 - B.) RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO.
 - C.) RECORD OF SURVEY INSTRUMENT NO. 219423, RECORDS OF BONNER COUNTY, IDAHO.
 - D.) RECORD OF SURVEY INSTRUMENT NO. 408596, RECORDS OF BONNER COUNTY, IDAHO.

EASEMENT NOTE:

THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN HEREON REPLACES THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED IN EXHIBIT C, INSTRUMENT NO. 1027400, RECORDS OF BONNER COUNTY, IDAHO AND SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO. THE OWNERS SET FORTH IN THE OWNERS' CERTIFICATE ON PAGE 2 OF THIS PLAT ARE ALSO THE BENEFICIARIES OF SAID 30 FOOT WIDE EASEMENT AND HEREBY ACKNOWLEDGE EXTINGUISHMENT OF SAID EASEMENT WITH THIS PLAT.

DOCUMENTS AND EASEMENTS OF RECORD:

- 1.) AS SHOWN IN FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NUMBER 5010500-0020152E.
 - 2.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, IN DEED RECORDED AS INSTRUMENT NO. 13639, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - 3.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. IN DEED RECORDED AS INSTRUMENT NO. 91843, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - 4.) RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 1026622.
 - 5.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, RECORDED AS INSTRUMENT NO. 1027400.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE AND SEWAGE DISPOSAL NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

NOTES A AND B:

- A.) FOUND A 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 7879, NB9°09'36"E, 30.84' FROM THE DEED CORNER, AS REFERENCED ON SURVEY INST. NO. 1026622 BY PLS 7879. THIS MONUMENT SERVES AS A REFERENCE MONUMENT TO THE DEED CORNER IN THIS SURVEY. THE ADJACENT PROPERTY OWNER WAS NOTIFIED OF THE RELATIONSHIP BETWEEN THE DEED AND POSITION CORNERS.
- A.) FOUND A 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 7879, NB8°58'14"E, 27.86' FROM THE DEED CORNER, AS REFERENCED ON SURVEY INST. NO. 1026622 BY PLS 7879. THIS MONUMENT SERVES AS A REFERENCE MONUMENT TO THE DEED CORNER IN THIS SURVEY. THE ADJACENT PROPERTY OWNER WAS NOTIFIED OF THE RELATIONSHIP BETWEEN THE DEED AND POSITION CORNERS.

LINE TABLE

LINE	DISTANCE	BEARING
4	43.37	S72°56'09"W
5	130.00	N0°40'09"E
6	136.11	S73°06'36"E
7	148.28	S57°03'38"
8	148.09	N75°21'24"E
9	57.33	N51°29'20"E
10	49.29	N70°23'29"E
11	45.67	S87°28'47"E
12	48.98	S66°35'04"E
13	118.38	N72°56'09"E
14	30.00	S89°11'45"E
L12	27.76	S89°17'03"E
L13	25.21	S89°14'36"E
L14	150.00	N0°55'24"E

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 00°40'09" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, T57N, R3W, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO.

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
©2008 263-1533

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'
- ⊕ MONUMENTATION AS NOTED
- 5/8" REBAR WITH PLASTIC CAP BY PLS 7879, AS SHOWN ON RECORD OF SURVEY INST. NO. 1026622.
- 5/8" REBAR (NO CAP) BY PE 3318, AS SHOWN ON RECORD OF SURVEY INST. NO. 219423.
- △ 1/2" REBAR WITH PLASTIC CAP BY PLS 5715, AS SHOWN ON RECORD OF SURVEY INST. NO. 408596.



03-21-25

Summary of comments: MLD0025-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-05-12 11:37:45

Status of properties on this side needed.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-05-12 12:01:27

This lot becomes split zoned and split designated, As does Lot 5/remainder.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-05-12 12:07:32

This parcel is part of this division, and needs included, mapped, outlined, legal desc., acreage, closures, et cetera. Lot 5/Remainder?

 Number: 4 Author: Matt Mulder Date: 2025-05-07 09:33:22

Show ROW width for Wrenco Loop and indicate how the ROW was established.

 Number: 5 Author: Monica Carash Date: 2025-05-05 10:25:51

Meadowridge Drive has been approved for this road name. Please show on Mylar.
Please note that Meadowridge is 1 word.

 Number: 6 Author: david.fisher Subject: Note Date: 2025-05-12 12:05:26

FEMA SFHA Zone X per FIRM 16017C0690E & 16017C0925E, effective 11/18/2009.

 Number: 7 Author: Matt Mulder Date: 2025-05-07 09:36:22

Applicant shall apply for a road approach encroachment permit from the Road & Bridge Department for the Meadowridge Rd connection and construct the approach to current standards .

 Number: 8 Author: david.fisher Subject: Note Date: 2025-05-12 12:20:15

possession

 Number: 9 Author: david.fisher Subject: Note Date: 2025-05-12 12:19:23

possession



MEADOW RIDGE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTIONS 28 & 33, T. 57 N., R. 3 W., 3M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 13TH DAY OF MARCH, 2025.

George G. Willey
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MEADOW RIDGE 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

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

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____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

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

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____.

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND LARRY QUINN AND MAXINE QUINN, HUSBAND AND WIFE, AND BENJAMIN RUSSELL PEDERSON, AN UNMARRIED MAN, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS MEADOW RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of Land located in a portion of the Southwest quarter of Section 28 and the Northwest Quarter of Section 33, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 28 (said point also being the Northwest corner of said Northwest Quarter of Section 33); Thence South 89°12'37" East along the South line of said Southwest Quarter of Section 28 a distance of 30.00 feet to a point on the East right of way of Wrenco Loop, a County Road, said point being the Initial Point; Thence North 0°25'28" East along said right of way a distance of 403.79 feet; Thence continuing along said right of way North 2°06'41" East a distance of 259.16 feet to an intersection with the North line of the South Half of the South Half of said Southwest Quarter of Section 28; Thence South 89°14'36" East along said North line a distance of 1209.48 feet; Thence leaving said North line South 47°21'12" West a distance of 637.90 feet; Thence South 6°00'30" East a distance of 559.61 feet; Thence South 17°41'04" East a distance of 432.38 feet; Thence South 72°56'09" West a distance of 43.37 feet; Thence South 3°10'07" East a distance of 573.24 feet to a point on the South line of the North Half of said Northwest Quarter of Section 33; Thence North 89°17'03" West along said South line a distance of 752.98 feet to a point that is South 89°17'03" East a distance of 225.00 feet from the Southwest corner of said North Half of the Northwest Quarter of Section 33; Thence North 0°40'09" East parallel to the West line of said North Half of the Northwest Quarter of Section 33 a distance of 150.00 feet; Thence North 89°17'03" West a distance of 196.37 feet to an intersection with said East right of way of Wrenco Loop; Thence North 0°47'24" East along said right of way a distance of 628.17 feet; thence continuing along said right of way North 0°41'43" East a distance of 549.00 feet to the Initial Point.

EARLY RETIREMENT LLC
JOHN C. GILLHAM III, MANAGER

MC2J2, LLC
JOHN HERRON, MANAGER

LARRY QUINN

MAXINE QUINN

BENJAMIN RUSSELL PEDERSON

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BENJAMIN RUSSELL PEDERSON, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

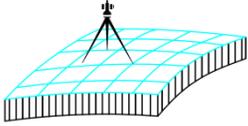
ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY QUINN AND MAXINE QUINN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

No Comments.



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

May 6th, 2025

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0025-25 – Meadow Ridge Estates

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Couple of typos.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS



MEADOW RIDGE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTIONS 28 & 33, T. 57 N., R. 3 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 13TH DAY OF MARCH, 2025.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MEADOW RIDGE 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

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

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____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

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

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND LARRY QUINN AND MAXINE QUINN, HUSBAND AND WIFE, AND BENJAMIN RUSSELL PEDERSON, AN UNMARRIED MAN, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS MEADOW RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of Land located in a portion of the Southwest quarter of Section 28 and the Northwest Quarter of Section 33, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter of Section 28 (said point also being the Northwest corner of said Northwest Quarter of Section 33); Thence South 89°12'37" East along the South line of said Southwest Quarter of Section 28 a distance of 30.00 feet to a point on the East right of way of Wrenco Loop, a County Road, said point being the Initial Point; Thence North 0°25'28" East along said right of way a distance of 403.79 feet; Thence continuing along said right of way North 2°00'41" East a distance of 259.16 feet to an intersection with the North line of the South Half of the South Half of said Southwest Quarter of Section 28; Thence South 89°14'36" East along said North line a distance of 1209.48 feet; Thence leaving said North line South 47°21'12" West a distance of 637.90 feet; Thence South 6°00'30" East a distance of 559.61 feet; Thence South 17°41'04" East a distance of 432.38 feet; Thence South 72°56'09" West a distance of 43.37 feet; Thence South 3°10'07" East a distance of 573.24 feet to a point on the South line of the North Half of said Northwest Quarter of Section 33; Thence North 89°17'03" West along said South line a distance of 752.98 feet to a point that is South 89°17'03" East a distance of 225.00 feet from the Southwest corner of said North Half of the Northwest Quarter of Section 33; Thence North 0°40'09" East parallel to the West line of said North Half of the Northwest Quarter of Section 33 a distance of 150.00 feet; Thence North 89°17'03" West a distance of 196.57 feet to an intersection with said East right of way of Wrenco Loop; Thence North 0°47'24" East along said right of way a distance of 628.17 feet; thence continuing along said right of way North 0°41'43" East a distance of 549.00 feet to the Initial Point.

EARLY RETIREMENT LLC
JOHN C. GILLHAM III, MANAGER

MC2J2, LLC
JOHN HERRON, MANAGER

LARRY QUINN

MAXINE QUINN

BENJAMIN RUSSELL PEDERSON

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BENJAMIN RUSSELL PEDERSON, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY QUINN AND MAXINE QUINN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

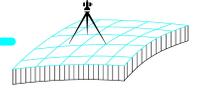
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474
Fax: (208) 265-4474
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

Invoice #	15679
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Date

Bill To:
Miller

5/9/2025

Project / Job #

25-001AV Review MLD0025-25 - Meadow Ridge

Please submit payment by: 5/24/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0025-25 - Meadow Ridge Estates	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]



MEADOW RIDGE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTIONS 28 & 33, T. 57 N., R. 3 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 13TH DAY OF MARCH, 2025.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MEADOW RIDGE 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

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

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____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____,

KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____,

KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

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EARLY RETIREMENT LLC
JOHN C. GILLHAM III, MANAGER

MC2J2, LLC
JOHN HERRON, MANAGER

LARRY QUINN

MAXINE QUINN

BENJAMIN RUSSELL PEDERSON

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____,

BENJAMIN RUSSELL PEDERSON, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____,

LARRY QUINN AND MAXINE QUINN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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Job name : GILLHAM WRENCO LOOP MINOR LAND DIVISION
Description : SEC'S. 28 & 33, T57N, R3W
Date printed: 03/13/25

BOUNDARY CLOSURE

Point	Bearing	Distance	North	East
7			19999.579	20029.997
205	N0025'28"E	403.799	20403.367	20032.988
204	N2000'41"E	259.162	20662.369	20042.084
318	S89014'36"E	1209.483	20646.399	21251.461
17	S47021'12"W	637.895	20214.240	20782.261
319	S6000'30"E	559.610	19657.704	20840.837
320	S17041'04"E	432.383	19245.754	20972.183
316	S72056'09"W	43.373	19233.026	20930.719
322	S3010'07"E	573.239	18660.664	20962.406
55	N89017'03"W	752.983	18670.070	20209.482
54	N0040'09"E	150.000	18820.059	20211.234
323	N89017'03"W	196.574	18822.515	20014.675
206	N0047'24"E	628.167	19450.623	20023.335
7	N0041'43"E	548.997	19999.579	20029.997

Area: 40.0000 acres

Lot misclose: 1 : 4760890

Job name : GILLHAM WRENCO LOOP MINOR LAND DIVISION
 Description : SEC'S. 28 & 33, T57N, R3W
 Date printed: 03/13/25

LOT 1

Point	Bearing	Distance	North	East
204			20662.369	20042.084
318	S89°14'36"E	1209.483	20646.399	21251.461
17	S47°21'12"W	637.895	20214.240	20782.261
312	S89°39'50"W	750.720	20209.835	20031.554
205	N0°25'28"E	193.538	20403.367	20032.988
204	N2°00'41"E	259.162	20662.369	20042.084

Area: 10.0000 acres
 Lot misclose: no misclose

LOT 2

Point	Bearing	Distance	North	East
312			20209.835	20031.554
17	N89°39'50"E	750.720	20214.240	20782.261
319	S6°00'30"E	559.610	19657.704	20840.837
313	S89°41'52"W	815.052	19653.403	20025.796
7	N0°41'43"E	346.201	19999.579	20029.997
312	N0°25'28"E	210.261	20209.835	20031.554

Area: 10.0000 acres
 Lot misclose: 1 : 2526955

LOT 3

Point	Bearing	Distance	North	East
313			19653.403	20025.796
319	N89°41'52"E	815.052	19657.704	20840.837
320	S17°41'04"E	432.383	19245.754	20972.183
316	S72°56'09"W	43.373	19233.026	20930.719
307	S72°56'09"W	118.383	19198.288	20817.548
308	N66°52'04"W	48.976	19217.528	20772.510
309	N87°28'47"W	45.665	19219.536	20726.888
310	S72°23'29"W	40.849	19207.179	20687.953
311	S51°29'20"W	57.535	19171.354	20642.933
305	S80°26'34"W	252.412	19129.445	20394.024
304	S75°21'54"W	142.571	19093.423	20256.079
303	N57°03'38"W	126.225	19162.058	20150.145
315	N73°06'56"W	136.111	19201.591	20019.902
206	N0°47'24"E	249.056	19450.623	20023.335
313	N0°41'43"E	202.795	19653.403	20025.796

Area: 10.0000 acres
 Lot misclose: 1 : 2398661

LOT 4

Point	Bearing	Distance	North	East
323			18822.515	20014.675
315	N0°47'24"E	379.112	19201.591	20019.902
303	S73°06'56"E	136.111	19162.058	20150.145
304	S57°03'38"E	126.225	19093.423	20256.079
305	N75°21'54"E	142.571	19129.445	20394.024
311	N80°26'34"E	252.412	19171.354	20642.933
310	N51°29'20"E	57.535	19207.179	20687.953
309	N72°23'29"E	40.849	19219.536	20726.888
308	S87°28'47"E	45.665	19217.528	20772.510
307	S66°52'04"E	48.976	19198.288	20817.548
316	N72°56'09"E	118.383	19233.026	20930.719
322	S3°10'07"E	573.239	18660.664	20962.406
55	N89°17'03"W	752.983	18670.070	20209.482
54	N0°40'09"E	150.000	18820.059	20211.234
323	N89°17'03"W	196.574	18822.515	20014.675

Area: 10.0000 acres

Lot misclose: no misclose