

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

---

To: Isaac Reule

From: Dave Fisher, Planner

Date: June 9, 2025

**Subject: Blue-line review for MLD0038-25: Chilkat Acres**

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

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.

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Review Routing Form

|                                      |                                |                               |
|--------------------------------------|--------------------------------|-------------------------------|
| Plat Name:<br><b>Chilkat Acres</b>   |                                | File No:<br><b>MLD0038-25</b> |
| Received by:<br>Dave Fisher, Planner | Received from:<br>Lance Miller | Date Received:<br>5/15/25     |

### Blueline Review

| Completed          | Date       | Initial | Department/ Office                     |
|--------------------|------------|---------|--|
| X                  | 6/4/25     | DF      | Bonner County Planning Department      |
| X                  | 5/22/2025  | AD      | Assessor's Office                      |
| Comment            | 5-23-25    | MM      | Bonner County Road & Bridge Department |
| Road name required | 5/21/2025  | MC      | GIS Department                         |
| X                  | 05/30/2025 | LB      | County Surveyor                        |



# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0038-25**

**DATE OF REPORT:** 6/9/2025

**APPLICANT:** Isaac Reule

**PARCEL #:** RP59N02W241502A

**SUBDIVISION NAME/LOTS:** Chilkat Acres

### SUMMARY OF PROPOSAL:

This project divides one (1) approximate 20-acre parcel into one (1) 5.01-acre lot, one (1) 6.99-acre lot, and one (1) 7.99-acre lot.

**THE APPLICATION IS** consistent, subject to conditions, 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 conditions listed in this staff report, subject to the conclusions required by BCRC.

### CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per Bonner County GIS Department: An approved road name is required.
- 4 Per Bonner County Road and Bridge: Finalizing of encroachment permit #6483 must be completed.
- 5 Per BCRC 12-646 (L): All FEMA information to be included on plat.
- 6 Per BCRC 12-646 (F): Location of all streets, and easements to be shown.

### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **5-Acres** **Rural 5 (R-5)**

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?: | <b>No</b>  | In an area of City impact:                    | <b>No</b>  |
| 12-660 (D) (2) (a) Alignment with existing/planned roads/easements:                              | <b>Yes</b> | 12-621 Depth to width/ Angle of intersection: | <b>Yes</b> |
| 12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:              | <b>Yes</b> | 12-622 Submerged Lands:                       | <b>N/A</b> |
|  |            | 12-626.A Environmental Features:              | <b>Yes</b> |

---

#### **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 Rural 5 (R-5).
3. The proposed lots will be served by individual wells for water, and individual septic systems for Sewage.
4. The proposed lots will be served by Northern Lights Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have submerged lands.
7. The proposed lots contain slopes over 30%.
8. The proposed lots contain wetlands.
9. The proposed lots are accessed by Bearwood Lane, a privately owned and maintained easement, along with a second unnamed easement of indeterminate width.

---

#### **NOTICE OF ADMINISTRATIVE DECISION:**

---

Planning Director has determined that the above-cited application is 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,



Planning Department

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Review Letter

---

June 9, 2025

Lance Miller  
7085 Upper Pack River Rd  
Sandpoint, ID 83864

**SUBJECT: MLD0038-25: Chilkat Acres**

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 05/27/2025: Parcel is within SFHA Zone AE, Zone X and Shaded Zone X per FIRM Panel Number 16017C0485E, Effective Date 11/18/2009. Per the submitted blueline plat and county GIS, two new lots are proposed to be created entirely within SFHA Zone X. Therefore, there is no increase in density within the SFHA. 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 22, 2025

Bonner County Planning Dept  
CHILKAT ACRES  
MLD0038-25  
SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST  
RP59N02W241502A

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,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, May 21, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – CHILKAT ACRES (MLD0038-25)**  
**SECTION 24, TOWNSHIP 59N, RANGE 2W**

To Whom It May Concern:

The proposed easement to lots 1, 2 & adjoiner will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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>

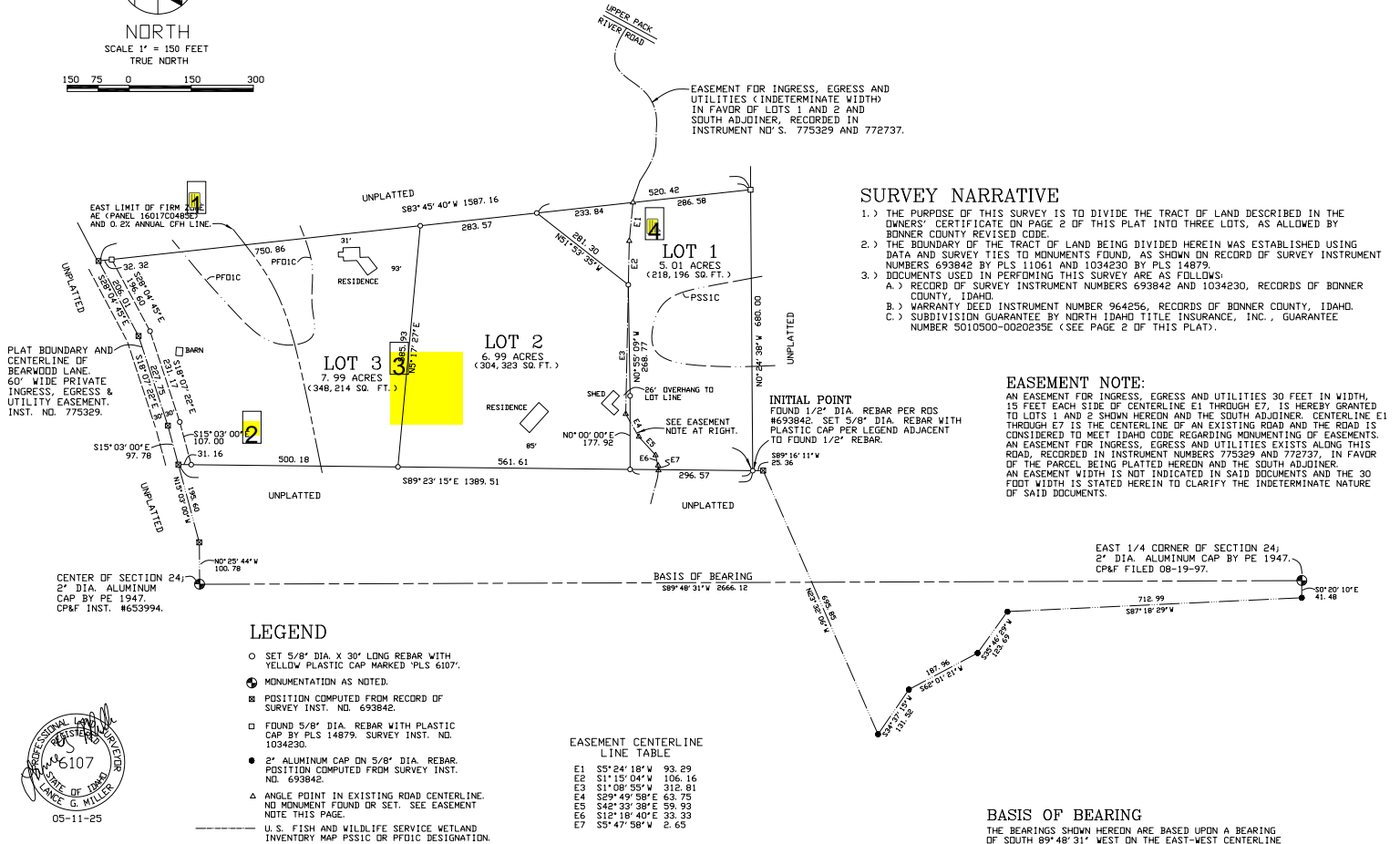
# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SCALE 1" = 150 FEET  
TRUE NORTH

150 75 0 150 300



LANCE G. MILLER, P.L.S.  
PO BOX 2823  
SANDPOINT, ID. 83864  
(208) 263-1533




# Summary of comments: MLD0038-25 Blueline Plat.pdf

---


Page:1

---

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-05 07:36:10

---

Effective date 11/18/2009. The AE zone is separate from the green X zone with .2% chance of flooding. These are two separate flood hazard designations.

 Number: 2 Author: Matt Mulder Date: 2025-05-23 10:29:26

---

The encroachment permit for the driveway connection to Upper Pack River Rd was applied for in 2021, but the process was not completed and the permit was never finalized. This encroachment permit #6483 needs to be finalized as part of this MLD.

 Number: 3 Author: Monica Carash Date: 2025-05-21 10:13:26

---

Road name required

 Number: 4 Author: david.fisher Subject: Note Date: 2025-06-05 07:40:25

---

Structure on Lot 2 is addressed and map according to a separate driveway/easement connecting in at approx. E1/E2. This may need revised with GIS or added.



# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH,  
RANGE 2 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 SECTION 24, T. 59 N., R. 2 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 11TH DAY OF MAY, 2025.

*Lance G. Miller*  
LICENSED SURVEYOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CHILKAT ACRES 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\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON 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 PERSONALLY APPEARED ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF \_\_\_\_\_), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN 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

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE, 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 CHILKAT ACRES, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°20'10" EAST A DISTANCE OF 41.48 FEET; THENCE SOUTH 87°18'29" WEST A DISTANCE OF 712.99 FEET; THENCE SOUTH 35°46'29" WEST A DISTANCE OF 123.69 FEET; THENCE SOUTH 62°01'21" WEST A DISTANCE OF 187.96 FEET; THENCE SOUTH 34°37'15" WEST A DISTANCE OF 131.92 FEET; THENCE NORTH 23°32'06" WEST A DISTANCE OF 695.85 FEET; THENCE SOUTH 89°16'11" WEST A DISTANCE OF 25.36 FEET TO THE INITIAL POINT; THENCE NORTH 0°24'38" WEST A DISTANCE OF 680.00 FEET; THENCE SOUTH 83°45'40" WEST A DISTANCE OF 1587.16 FEET; THENCE SOUTH 28°04'45" EAST A DISTANCE OF 206.01 FEET; THENCE SOUTH 18°07'22" EAST A DISTANCE OF 227.75 FEET; THENCE SOUTH 15°03'00" EAST A DISTANCE OF 97.78 FEET; THENCE SOUTH 89°23'15" EAST A DISTANCE OF 1389.51 FEET TO THE INITIAL POINT.

\_\_\_\_\_  
ISAAC M. REULE

\_\_\_\_\_  
GWENDOLYN J. REULE

## DOCUMENTS AND EASEMENTS OF RECORD

(AS SHOWN ON NORTH IDAHO TITLE INSURANCE, INC. SUBDIVISION GUARANTEE NO. 5010500-0020235E)

- 1.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION INC., RECORDED IN INSTRUMENT NO. 131608.
  - 2.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS, INC., RECORDED IN INSTRUMENT NO. 131609.
  - 3.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 261498.
  - 4.) AN EASEMENT FOR A PRIVATE ROAD, RECORDED IN INSTRUMENT NO. 271122.
  - 5.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 372038.
  - 6.) RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 693842.
  - 7.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 775329.
  - 8.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 772737.
  - 9.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC., RECORDED IN INSTRUMENT NO. 991085.
  - 10.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC., RECORDED IN INSTRUMENT NO. 1025842.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

## WATER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

## SEWAGE DISPOSAL NOTE

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



## 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.

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER





## 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](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

May 20<sup>th</sup>, 2025

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

Re: Plat Review – MLD0038-25 – Chilkat Acres

Dear Planning Dept.,

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

- 1) No Comment

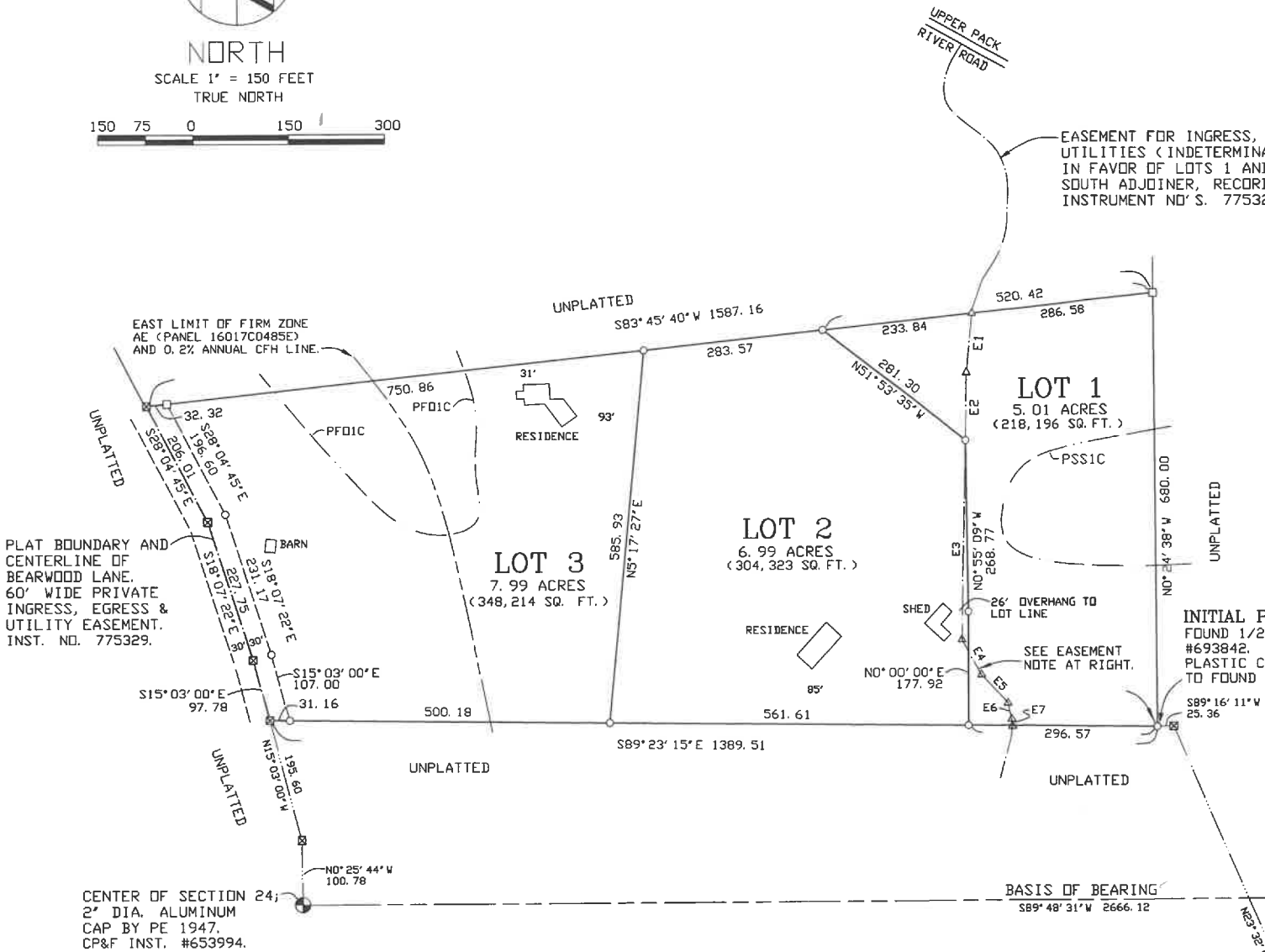
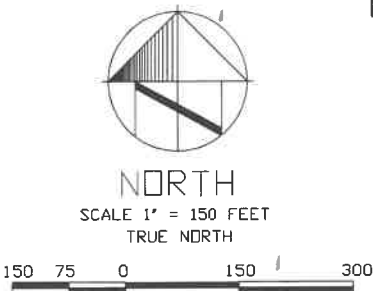
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24,  
TOWNSHIP 59 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



## SURVEY NARRATIVE

- 1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACT OF LAND DESCRIBED IN THE OWNERS' CERTIFICATE ON PAGE 2 OF THIS PLAT INTO THREE LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- 2.) THE BOUNDARY OF THE TRACT OF LAND BEING DIVIDED HEREIN WAS ESTABLISHED USING DATA AND SURVEY TIES TO MONUMENTS FOUND, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 693842 BY PLS 11061 AND 1034230 BY PLS 14879.
- 3.) DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
  - A.) RECORD OF SURVEY INSTRUMENT NUMBERS 693842 AND 1034230, RECORDS OF BONNER COUNTY, IDAHO.
  - B.) WARRANTY DEED INSTRUMENT NUMBER 964256, RECORDS OF BONNER COUNTY, IDAHO.
  - C.) SUBDIVISION GUARANTEE BY NORTH IDAHO TITLE INSURANCE, INC., GUARANTEE NUMBER 5010500-0020235E (SEE PAGE 2 OF THIS PLAT).

## EASEMENT NOTE:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, 15 FEET EACH SIDE OF CENTERLINE E1 THROUGH E7, IS HEREBY GRANTED TO LOTS 1 AND 2 SHOWN HEREON AND THE SOUTH ADJOINER. CENTERLINE E1 THROUGH E7 IS THE CENTERLINE OF AN EXISTING ROAD AND THE ROAD IS CONSIDERED TO MEET IDAHO CODE REGARDING MONUMENTING OF EASEMENTS. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES EXISTS ALONG THIS ROAD, RECORDED IN INSTRUMENT NUMBERS 775329 AND 772737, IN FAVOR OF THE PARCEL BEING PLATTED HEREON AND THE SOUTH ADJOINER. AN EASEMENT WIDTH IS NOT INDICATED IN SAID DOCUMENTS AND THE 30 FOOT WIDTH IS STATED HEREIN TO CLARIFY THE INDETERMINATE NATURE OF SAID DOCUMENTS.

INITIAL POINT  
FOUND 1/2" DIA. REBAR PER RDS  
#693842, SET 5/8" DIA. REBAR WITH  
PLASTIC CAP PER LEGEND ADJACENT  
TO FOUND 1/2" REBAR.

## LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- ⊕ MONUMENTATION AS NOTED.
- ☒ POSITION COMPUTED FROM RECORD OF SURVEY INST. NO. 693842.
- FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 14879, SURVEY INST. NO. 1034230.
- 2" ALUMINUM CAP ON 5/8" DIA. REBAR. POSITION COMPUTED FROM SURVEY INST. NO. 693842.
- △ ANGLE POINT IN EXISTING ROAD CENTERLINE. NO MONUMENT FOUND OR SET. SEE EASEMENT NOTE THIS PAGE.
- U. S. FISH AND WILDLIFE SERVICE WETLAND INVENTORY MAP PSSIC OR PFDIC DESIGNATION.

## EASEMENT CENTERLINE LINE TABLE

|    |             |        |
|----|-------------|--------|
| E1 | S5°24'18"W  | 93.29  |
| E2 | S1°15'04"W  | 106.16 |
| E3 | S1°08'55"W  | 312.81 |
| E4 | S29°49'58"E | 63.75  |
| E5 | S42°33'38"E | 59.93  |
| E6 | S12°18'40"E | 33.33  |
| E7 | S5°47'58"W  | 2.65   |

## BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 89°48'31" WEST ON THE EAST-WEST CENTERLINE OF SECTION 24, T59N, R2W, B.M., THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 693842, RECORDS OF BONNER COUNTY, IDAHO.



LANCE G. MILLER, P.L.S.  
PO BOX 2523  
SANDPOINT, ID. 83864  
(208) 263-1533



# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH,  
RANGE 2 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 SECTION 24 , T. 59 N. , R. 2 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 11TH DAY OF MAY , 2025.

*Lance G. Miller*  
LICENSED SURVEYOR

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CHILKAT ACRES 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\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON 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 PERSONALLY APPEARED ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE , KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF \_\_\_\_\_), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN 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

### 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 ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE, 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 CHILKAT ACRES, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°20'10" EAST A DISTANCE OF 41.48 FEET; THENCE SOUTH 87°18'29" WEST A DISTANCE OF 712.99 FEET; THENCE SOUTH 35°46'29" WEST A DISTANCE OF 123.69 FEET; THENCE SOUTH 62°01'21" WEST A DISTANCE OF 187.96 FEET; THENCE SOUTH 34°37'15" WEST A DISTANCE OF 131.52 FEET; THENCE NORTH 23°32'06" WEST A DISTANCE OF 695.85 FEET; THENCE SOUTH 89°16'11" WEST A DISTANCE OF 25.36 FEET TO THE INITIAL POINT; THENCE NORTH 0°24'38" WEST A DISTANCE OF 680.00 FEET; THENCE SOUTH 83°45'40" WEST A DISTANCE OF 1587.16 FEET; THENCE SOUTH 28°04'45" EAST A DISTANCE OF 206.01 FEET; THENCE SOUTH 18°07'22" EAST A DISTANCE OF 227.75 FEET; THENCE SOUTH 15°03'00" EAST A DISTANCE OF 97.78 FEET; THENCE SOUTH 89°23'15" EAST A DISTANCE OF 1389.51 FEET TO THE INITIAL POINT.

\_\_\_\_\_  
ISAAC M. REULE

\_\_\_\_\_  
GWENDOLYN J. REULE

### DOCUMENTS AND EASEMENTS OF RECORD

<AS SHOWN ON NORTH IDAHO TITLE INSURANCE, INC. SUBDIVISION GUARANTEE NO. 5010500-0020235E>

- 1.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION INC., RECORDED IN INSTRUMENT NO. 131608.
  - 2.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS, INC., RECORDED IN INSTRUMENT NO. 131609.
  - 3.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 261498.
  - 4.) AN EASEMENT FOR A PRIVATE ROAD, RECORDED IN INSTRUMENT NO. 271122.
  - 5.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 372038.
  - 6.) RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 693842.
  - 7.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 775329.
  - 8.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 772737.
  - 9.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC., RECORDED IN INSTRUMENT NO. 991085.
  10. AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC., RECORDED IN INSTRUMENT NO. 1025842.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

### WATER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

### SEWAGE DISPOSAL NOTE

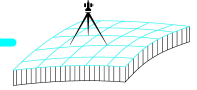
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

### 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](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #

15691

Date

5/30/2025

Bill To:

Miller

Project / Job #

25-001BB Review MLD0038-25 - Chilkat Acre

Please submit payment by: 6/14/2025

## INVOICE

\*\*\*\*\*

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
|         |          |       |          |               |

| Description                | Amount |
|----------------------------|--------|
| County Surveyor Review     | 265.00 |
| Copies & Recording Fees    | 43.14  |
| MLD0038-25 - Chilkat Acres |        |

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

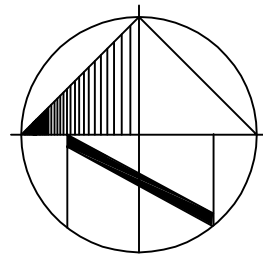
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

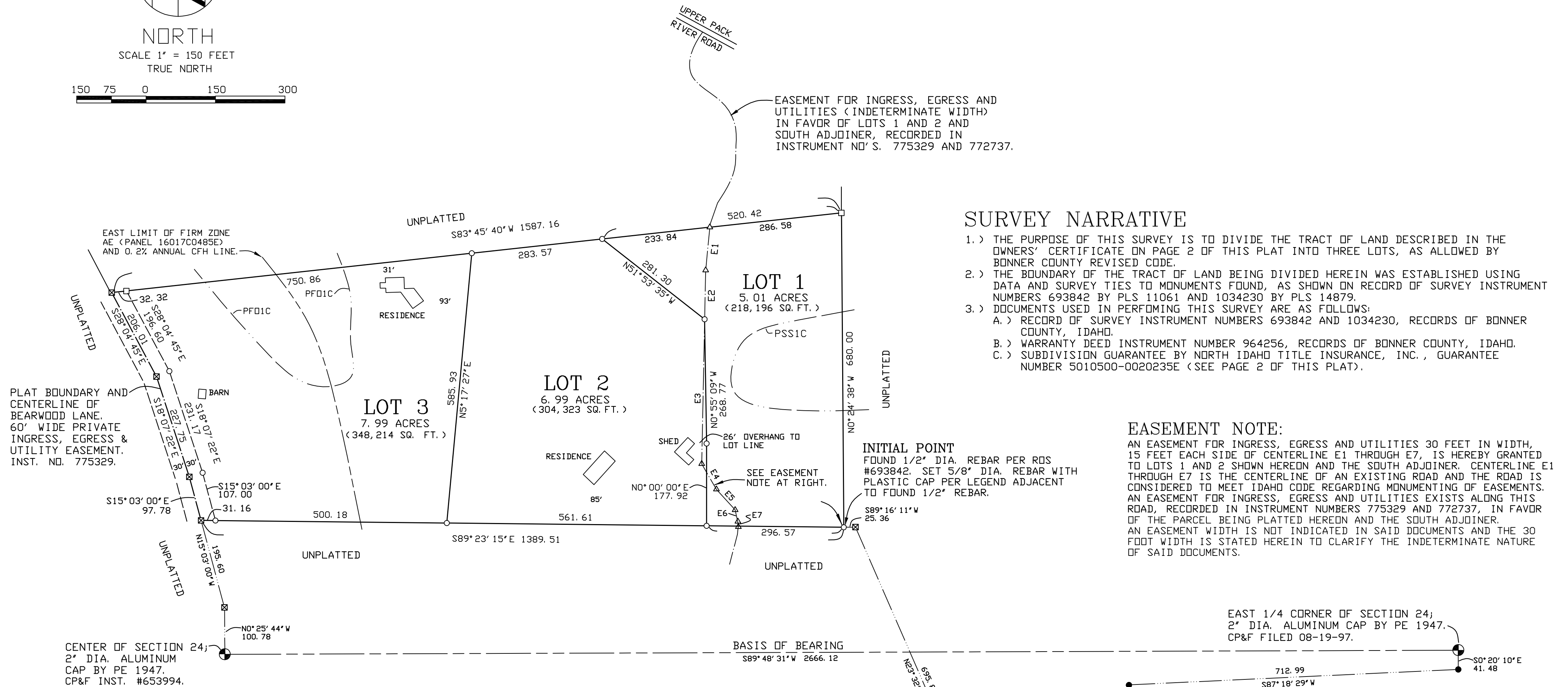
# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24,  
TOWNSHIP 59 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SCALE 1" = 150 FEET  
TRUE NORTH

150 75 0 150 300



## SURVEY NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACT OF LAND DESCRIBED IN THE OWNERS' CERTIFICATE ON PAGE 2 OF THIS PLAT INTO THREE LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- THE BOUNDARY OF THE TRACT OF LAND BEING DIVIDED HEREIN WAS ESTABLISHED USING DATA AND SURVEY TIES TO MONUMENTS FOUND, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 693842 BY PLS 11061 AND 1034230 BY PLS 14879.
- DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
  - RECORD OF SURVEY INSTRUMENT NUMBERS 693842 AND 1034230, RECORDS OF BONNER COUNTY, IDAHO.
  - WARRANTY DEED INSTRUMENT NUMBER 964256, RECORDS OF BONNER COUNTY, IDAHO.
  - SUBDIVISION GUARANTEE BY NORTH IDAHO TITLE INSURANCE, INC., GUARANTEE NUMBER 5010500-0020235E (SEE PAGE 2 OF THIS PLAT).

## EASEMENT NOTE:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, 15 FEET EACH SIDE OF CENTERLINE E1 THROUGH E7, IS HEREBY GRANTED TO LOTS 1 AND 2 SHOWN HEREON AND THE SOUTH ADJOINER. CENTERLINE E1 THROUGH E7 IS THE CENTERLINE OF AN EXISTING ROAD AND THE ROAD IS CONSIDERED TO MEET IDAHO CODE REGARDING MONUMENTING OF EASEMENTS. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES EXISTS ALONG THIS ROAD, RECORDED IN INSTRUMENT NUMBERS 775329 AND 772737, IN FAVOR OF THE PARCEL BEING PLATTED HEREON AND THE SOUTH ADJOINER. AN EASEMENT WIDTH IS NOT INDICATED IN SAID DOCUMENTS AND THE 30 FOOT WIDTH IS STATED HEREIN TO CLARIFY THE INDETERMINATE NATURE OF SAID DOCUMENTS.

## LEGEND

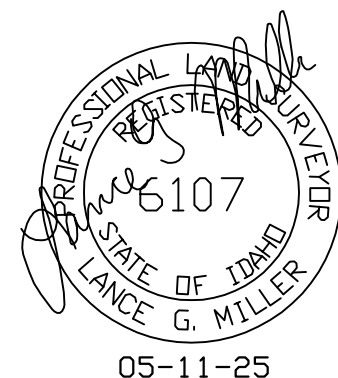
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- ☒ POSITION COMPUTED FROM RECORD OF SURVEY INST. NO. 693842.
- FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 14879. SURVEY INST. NO. 1034230.
- 2" ALUMINUM CAP ON 5/8" DIA. REBAR. POSITION COMPUTED FROM SURVEY INST. NO. 693842.
- △ ANGLE POINT IN EXISTING ROAD CENTERLINE. NO MONUMENT FOUND OR SET. SEE EASEMENT NOTE THIS PAGE.
- U. S. FISH AND WILDLIFE SERVICE WETLAND INVENTORY MAP PSS1C OR PFD1C DESIGNATION.

## EASEMENT CENTERLINE LINE TABLE

|    |             |        |
|----|-------------|--------|
| E1 | S5°24'18"W  | 93.29  |
| E2 | S1°15'04"W  | 106.16 |
| E3 | S1°08'55"W  | 312.81 |
| E4 | S29°49'58"E | 63.75  |
| E5 | S42°33'38"E | 59.93  |
| E6 | S12°18'40"E | 33.33  |
| E7 | S5°47'58"W  | 2.65   |

## BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 89°48'31" WEST ON THE EAST-WEST CENTERLINE OF SECTION 24, T59N, R2W, B.M., THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 693842, RECORDS OF BONNER COUNTY, IDAHO.



LANCE G. MILLER, P.L.S.

PO BOX 2523  
SANDPOINT, ID. 83864  
(208) 263-1533





# CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH,  
RANGE 2 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 SECTION 24 , T. 59 N ., R. 2 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 11TH DAY OF MAY , 2025.

Lance G. Miller  
LICENSED SURVEYOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CHILKAT ACRES 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\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON 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 PERSONALLY APPEARED ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE , KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF \_\_\_\_\_), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN 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

## 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 ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE, 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 CHILKAT ACRES, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°20'10" EAST A DISTANCE OF 41.48 FEET; THENCE SOUTH 87°18'29" WEST A DISTANCE OF 712.99 FEET; THENCE SOUTH 35°46'29" WEST A DISTANCE OF 123.69 FEET; THENCE SOUTH 62°01'21" WEST A DISTANCE OF 187.96 FEET; THENCE SOUTH 34°37'15" WEST A DISTANCE OF 131.52 FEET; THENCE NORTH 23°32'06" WEST A DISTANCE OF 695.85 FEET; THENCE SOUTH 89°16'11" WEST A DISTANCE OF 25.36 FEET TO THE INITIAL POINT; THENCE NORTH 0°24'38" WEST A DISTANCE OF 680.00 FEET; THENCE SOUTH 83°45'40" WEST A DISTANCE OF 1587.16 FEET; THENCE SOUTH 28°04'45" EAST A DISTANCE OF 206.01 FEET; THENCE SOUTH 18°07'22" EAST A DISTANCE OF 227.75 FEET; THENCE SOUTH 15°03'00" EAST A DISTANCE OF 97.78 FEET; THENCE SOUTH 89°23'15" EAST A DISTANCE OF 1389.51 FEET TO THE INITIAL POINT.

\_\_\_\_\_  
ISAAC M. REULE

\_\_\_\_\_  
GWENDOLYN J. REULE

## DOCUMENTS AND EASEMENTS OF RECORD

(AS SHOWN ON NORTH IDAHO TITLE INSURANCE, INC. SUBDIVISION GUARANTEE NO. 5010500-0020235E)

- 1.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION INC. , RECORDED IN INSTRUMENT NO. 131608.
  - 2.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS, INC. , RECORDED IN INSTRUMENT NO. 131609.
  - 3.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 261498.
  - 4.) AN EASEMENT FOR A PRIVATE ROAD, RECORDED IN INSTRUMENT NO. 271122.
  - 5.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 372038.
  - 6.) RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 693842.
  - 7.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 775329.
  - 8.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 772737.
  - 9.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC. , RECORDED IN INSTRUMENT NO. 991085.
  10. AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC. , RECORDED IN INSTRUMENT NO. 1025842.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

## WATER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

## SEWAGE DISPOSAL NOTE

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

## 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.

Job name : Isaac and Gwendolyn Reule Minor Land Division

Date printed: 05/11/25 1:05pm

BOUNDARY

| Point | Bearing     | Distance | North     | East      |
|-------|-------------|----------|-----------|-----------|
| 84    |             |          | 20274.814 | 21337.899 |
| 87    | N0024'38"W  | 680.000  | 20954.797 | 21333.026 |
| 203   | S83045'40"W | 1587.160 | 20782.314 | 19755.266 |
| 204   | S28004'45"E | 206.010  | 20600.552 | 19852.234 |
| 205   | S18007'22"E | 227.750  | 20384.100 | 19923.076 |
| 206   | S15003'00"E | 97.786   | 20289.668 | 19948.467 |
| 84    | S89023'15"E | 1389.511 | 20274.814 | 21337.899 |

Area: 19.9893 acres

Lot misclose: no misclose

LOT 1

| Point | Bearing     | Distance | North     | East      |
|-------|-------------|----------|-----------|-----------|
| 84    |             |          | 20274.814 | 21337.899 |
| 87    | N0024'38"W  | 680.000  | 20954.797 | 21333.026 |
| 207   | S83045'40"W | 520.416  | 20898.241 | 20815.693 |
| 97    | S51053'35"E | 281.302  | 20724.641 | 21037.038 |
| 99    | S0055'09"E  | 268.772  | 20455.904 | 21041.349 |
| 200   | S0000'00"E  | 177.919  | 20277.985 | 21041.349 |
| 84    | S89023'15"E | 296.567  | 20274.814 | 21337.899 |

Area: 5.0091 acres

Lot misclose: no misclose

LOT 2

| Point | Bearing     | Distance | North     | East      |
|-------|-------------|----------|-----------|-----------|
| 207   |             |          | 20898.241 | 20815.693 |
| 208   | S83045'40"W | 283.566  | 20867.425 | 20533.806 |
| 215   | S5017'27"W  | 585.933  | 20283.988 | 20479.776 |
| 200   | S89023'15"E | 561.605  | 20277.985 | 21041.349 |
| 99    | N0000'00"E  | 177.919  | 20455.904 | 21041.349 |
| 97    | N0055'09"W  | 268.772  | 20724.641 | 21037.038 |
| 207   | N51053'35"W | 281.302  | 20898.241 | 20815.693 |

Area: 6.9863 acres

Lot misclose: no misclose

LOT 3

| Point | Bearing     | Distance | North     | East      |
|-------|-------------|----------|-----------|-----------|
| 208   |             |          | 20867.425 | 20533.806 |
| 203   | S83045'40"W | 783.178  | 20782.314 | 19755.266 |
| 204   | S28004'45"E | 206.010  | 20600.552 | 19852.234 |
| 205   | S18007'22"E | 227.750  | 20384.100 | 19923.076 |
| 206   | S15003'00"E | 97.786   | 20289.668 | 19948.467 |
| 215   | S89023'15"E | 531.339  | 20283.988 | 20479.776 |
| 208   | N5017'27"E  | 585.933  | 20867.425 | 20533.806 |

Area: 7.9939 acres

Lot misclose: no misclose