

# 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

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To: Luis & Lisa Munilla

From: Dave Fisher, Planner

Date: June 26, 2025

**Subject: Blue-line review for MLD0045-25: Lou's Sixpak**

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: **Travis Haller; 7B Engineering.**

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.

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### 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: <b>Lou's Sixpak</b>		File No: <b>MLD0045-25</b>
Received by: Dave Fisher, Planner	Received from: Travis Haller; 7B Engineering	Date Received: 5/15/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	6/17/25	DF	Bonner County Planning Department
X	5/28/25	AD	Assessor's Office
X	5/23/25	MM	Bonner County Road & Bridge Department
X	5/21/25	MC	GIS Department
X	6/12/25	TG	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0045-25

**DATE OF REPORT:** 6/26/2025

**APPLICANT:** Luis & Lisa Munilla

**PARCEL #:** RP56N03W305002A

**SUBDIVISION NAME/LOTS:** Lou's Sixpak

### SUMMARY OF PROPOSAL:

This project divides one (1) approximate 9.67-acre parcel into one (1) 7.308-acre lot and one (1) 2.369-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 BCRC 12-412 (19): New lots created through any land division process shall include the sanitary restriction lift.
- 4 Per BCRC 12-646 (D): Statuses of all adjoining properties to be shown.
- 5 Per BCRC 12-647 (A): Owners Certificate to be included, correctly identifying legal, recorded owner/entity.
- 6 Per BCRC 12-623 (B)(4): Lots to be served by connection to an existing public or private water system: A letter from the owner of the system indicating it has sufficient reserve production capacity to supply water to the lots in the proposed subdivision.

### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?**    **1-Acre**    **Suburban (S)**

12-660 (D) (2) (f) Site area minimum:

**Yes**

Urban services:

**Yes**

**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>

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## **FINDINGS:**

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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 Suburban (S).
3. The proposed lots will be served by Laclede Public Water System for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities and Westside Fire District.
5. The proposed lots do not contain frontage on any lake/river/stream.
6. The proposed lots do not contain wetlands or submerged lands.
7. The proposed lots are accessed by North Riley Creek Road, a Bonner County owned and maintained public right-of-way.
8. The proposed lots do not contain slopes of 15-30%+.

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## **NOTICE OF ADMINISTRATIVE DECISION:**

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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



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## Blueline Review Letter

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June 26, 2025

Travis Haller  
7B Engineering  
414 Church St. #203  
Sandpoint, ID 83864

**SUBJECT: MLD0045-25: Lou's Sixpak**

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 X per FIRM Panel Number 16017C0895E 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 28, 2025

Bonner County Planning Dept  
LOU'S SIXPAK  
MLD0045-25  
SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST  
RP56N03W305002A

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.

**Owner's certificate legal description is missing where the true point of beginning starts.**

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 – LOU’S SIXPAK (MLD0045-25)  
SECTION 30, TOWNSHIP 56N, RANGE 3W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>




# Summary of comments: MLD0045-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-17 09:26:56


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Show status

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-17 09:18:48

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Complete

 Number: 3 Author: Matt Mulder Date: 2025-05-23 11:07:21

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Is there an easement for the existing paved road between the solid waste site and the Laclede store property where it crosses through the subject parcel? If not, one should be granted to sort out this issue as part of this MLD.

LYING IN THE SW  $\frac{1}{4}$  OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

KNOW ALL MEN BY THESE PRESENTS THAT LUIS MUNILLA and LISA MUNILLA, HUSBAND AND WIFE, HERETOFOR KNOWN AS THE GRANTORS, HAVE CONVEYED AND WARRANTED TO THE GRANTEES, THE GRANTEES BEING THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO THE PUBLIC RECORDS OF THE COUNTY OF BOISE, IDAHO, IN AND TO THE EFFECT AND CONTENTS OF THE INSTRUMENT NO. 017365, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, MARKED WITH A 2 1/2" BRASS CAP BY PLS 922;  
THENCE ALONG THE NORTH-SOUTH SECTION CENTER LINE OF SAID SECTION 30, NORTH 09°25'50" EAST, 1001.91 FEET TO AN  
INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE PEND OREILLE VALLEY RAILROAD (FORMERLY THE  
WILKINSON NORTHERN RAILROAD), COMMON WITH THE NORTHEASTLY BOUNDARY OF LOT 5 OF THE FIRST ADDITION TO RIVER  
RUE ESTATES, AS RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY, IDAHO, AND MARKED WITH  
A 5/8" REBAR;

THENCE LEAVING SAID SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHWESTERLY BOUNDARY, NORTH 44°38'12" WEST, 548.24 FEET TO A POINT 315 FEET FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY WHEN MEASURED AT A RIGHT ANGLE, MARKED WITH A 3/4" IRON BAR AND CAP BY PLS 14879;

THENCE RUNNING PARALLEL WITH SAID RAILROAD CENTERLINE, SOUTH 65°25'06" WEST, 799.96 FEET;

THENCE SOUTH 65°25'06" WEST, 207.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF RILEY CREEK ROAD, A PUBLIC ROAD, MARKED WITH AN IRON PIPE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°28'58" EAST, 43.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017363, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 5/8" REBAR AND CAP BY PLS 15516;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED #1017363 PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 65°18'34" EAST, 527.93 FEET;
2. NORTH 27°59'24" WEST, 77.32 FEET;
3. NORTH 89°35'08" WEST, 441.52 FEET, RETURNING TO SAID EAST RIGHT-OF-WAY LINE;

THENCE LEAVING SAID PARCEL BOUNDARY AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°22'01" EAST, 445.36 FEET, MARKED WITH AN IRON PIPE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°45'50" EAST, 878.02 FEET, MARKED WITH A 1/2" REBAR INSIDE AND

THENCE SOUTH 05°28'51" EAST, 344.22 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 20 FT. WIDE EASEMENT ALONG THE NORTH LINE OF LOT 1, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2 FOR INGRESS, EGRESS, AND UTILITIES.

LUIS MUNILLA \_\_\_\_\_ DATE \_\_\_\_\_  
 LUIS MUNILLA \_\_\_\_\_ DATE \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE  
ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
LUIS MUNILLA, 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: \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE  
ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED  
LISA MUNILLA, 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: \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

[illegible]

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT  
ISSUED BY TITLE ONE, FILE NO. 25550018, DATED APRIL 22, 2025.

1. UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. #017066, 9/12/1966, FOR TELEPHONE CABLES AND LINES. INSTRUMENT NOT SHOWN. LOCATION NOT SPECIFIC.  
2. A 20' WIDE UTILITY EASEMENT GRANTED TO GTE NORTHWEST INC. INST. #421667, 3/23/1993, AS SHOWN HEREIN.  
3. A 40' WIDE UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #473553, 10/14/1993, AS SHOWN HEREIN.  
4. ALL MATTERS AS DISCLOSED BY RECORD OF SURVEYS, INSTR. #032494, 12/20/2018, #013689, 11/1/2022, AND #017943, 3/16/2023.  
5. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #09967 12/3/2002. NOT SHOWN HEREIN. ISLAND EASEMENT.

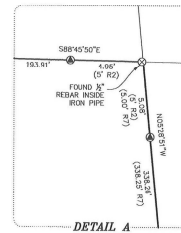
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PL 5

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME  
FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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, 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 \_\_\_\_\_



NOT TO SCALE



### DETAIL B

SANITARY RESTRICTIONS AS REQUIRED BY IAHN 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. SANITARY RESTRICTION REQUIREMENTS ARE  
SATISFIED.

WATER SERVICE: WATER IS PROVIDED BY LACLEDE WATER DISTRICT  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

[illegible]

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



OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

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

FEE

PREPARED FOR:  
LOU MUNILLA  
193 N RILEY CREEK RD  
LACLEDE, ID



N/A	Survey	Revised	MONTANA	STATE
30	56 N	3 W		LOU'S SIXPAK
	OREGON	WASHINGTON	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 585 Church Street Sandpoint, ID 83854 200-205-4474	Scale: N/A Checked by: TLT Drawn by: SFO Plot Date: 5/15/2005 Sheet: 2 of 2



Number: 1 Author: david.fisher Subject: Note Date: 2025-06-17 09:21:52

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Needs corrections for Quitclaim deed that was just recorded to SixPak LLC.



Number: 2 Author: Alicia Deabenderfer Date: 2025-05-29 07:04:37

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Community property with right of survivorship



Number: 3 Author: Alicia Deabenderfer Date: 2025-05-28 15:49:37

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Missing where true point of beginning starts



Number: 4 Author: david.fisher Subject: Note Date: 2025-06-17 09:15:37

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Sanitary Restriction Lift Required, as well as a will serve letter for water service.



Number: 5 Author: david.fisher Subject: Note Date: 2025-06-17 09:25:59

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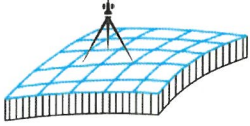
Bonner County Planning Director



Number: 6 Author: david.fisher Subject: Note Date: 2025-06-17 09:23:35

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Relationship to Sixpak LLC.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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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)

June 10, 2025

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

Re: Plat Review – MLD0045-25 – Lou's Sixpak

Dear Planning Dept.,

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

- 1) The basis of bearing should be labeled along some line on the plat.
- 2) The size of the found iron pipes should be identified. Any that serve as plat corners should be a minimum of 1 inch diameter in least dimension.
- 3) The angle point on the south line of the plat should either be monumented (after following the proper noticing procedure), or the nearby pipe accepted.
- 4) One call in the closure sheets disagrees with the map (but agrees with the Owners' Cert).
- 5) The Owners' Certificate cites Quitclaim Deed, Inst. No. 1017363, but the Record References cites 1017365. It is not clear if these are intended to be the same number, but neither one seems to fit the calls in the Owners' Cert.
- 6) Items marked in red on sheets 1 and 2.

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

Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, PLS

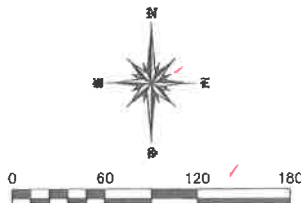


LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

GENERAL NOTES /  
SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS. THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- B) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO INTERSECT THE PROPERTY TO THE SOUTH, REMOVING ANY GAPS OR OVERLAPS IN EXISTING DEED DESCRIPTIONS TO THE SOUTH. THE SOUTH LINE OF THE PROPERTY RUNS PARALLEL WITH AND OFFSET 315 FT. NORTHWESTERLY FROM THE RAILROAD CENTERLINE AS SHOWN ON (R1). FOUND MONUMENTS CONFIRM THE LOCATION OF THIS OFFSET RAILROAD RIGHT-OF-WAY WHICH WERE HELD FOR THIS SURVEY.
- C) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- D) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- E) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.



Set  
mon  
unless there's a  
need to R.P.

Monument

Is there an  
easement for  
this?

Angle  
Point

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000981200. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°44'59" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 14879
- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP IN SQUARE CONC. NGN.
- FOUND 5/8" REBAR & CAP, PLS 15516
- FOUND 5/8" REBAR & CAP, PLS 882
- FOUND 5/8" REBAR & CAP, PE 1947
- FOUND IRON PIPE, OR AS NOTED
- CALCULATED POINT, NOTHING SET
- X-X- FENCE



RECORD REFERENCES

- (D1) QUITCLAIM DEED, INST. #1017365, 3/1/2023  
(R1) R.O.S. BY PLS 839, INST. #228050, 6/13/1980  
(R2) R.O.S. BY PE 1947, INST. #352638, 8/30/1988  
(R3) FIRST ADD. TO RIVER RUN ESTATES, BK. 5, PG. 98  
INST. #477853, 12/20/1995  
(R4) R.O.S. BY PLS 882, INST. #572573, 11/9/2000  
(R5) R.O.S. BY PLS 4193, INST. #932494, 12/20/2018  
(R6) R.O.S. BY PLS 6374, INST. #1013689, 11/1/2022  
(R7) R.O.S. BY PLS 20538, INST. #1017843, 3/16/2023

S & COR., SEC. 30  
FOUND PREVIOUSLY  
A 2 1/2" BRASS CAP  
BY PLS 922  
CAF INST. #973582

1/4	Section	Township	Range
30	56 N	3 W	
PROJECT # 25-094 MINILLA MLD PROJECT # 25-094 MINILLA MLD			

LOU'S SIXPAK

GLAZE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-285-4474

Scale: 1"=60'  
Checked By: TLAG  
Drawn By: SWD  
Plot Date: 5/15/2025  
Sheet: 1 of 2

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LUIS MUNILLA AND LISA MUNILLA, HUSBAND AND WIFE, 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 'LOU'S SIXPAK' BEING THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017365, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, MARKED WITH A 2 1/2" BRASS CAP BY PLS 922;

THENCE ALONG THE NORTH-SOUTH SECTION CENTER LINE OF SAID SECTION 30, NORTH 00°25'58" EAST, 1901.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE PEND GRELLE VALLEY RAILROAD (FORMERLY THE BURLINGTON NORTHERN RAILROAD), COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, AS RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY, IDAHO, AND MARKED WITH A 5/8" REBAR;

THENCE LEAVING SAID SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHWESTERLY BOUNDARY, NORTH 44°38'12" WEST, 548.24 FEET TO A POINT 315 FEET FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY WHEN MEASURED AT A RIGHT ANGLE, MARKED WITH A 3/8" REBAR AND CAP BY PLS 14879;

THENCE RUNNING PARALLEL WITH SAID RAILROAD CENTERLINE, SOUTH 65°25'06" WEST, 799.96 FEET;

THENCE SOUTH 65°25'06" WEST, 207.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF RILEY CREEK ROAD, A PUBLIC ROAD, MARKED WITH AN IRON PIPE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°28'58" EAST, 43.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017383, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 3/8" REBAR AND CAP BY PLS 15518;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED #1017363 PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 05°18'34" EAST, 527.93 FEET;
2. NORTH 27°59'24" WEST, 77.32 FEET;
3. NORTH 89°35'08" WEST, 441.52 FEET, RETURNING TO SAID EAST RIGHT-OF-WAY LINE;

THENCE LEAVING SAID PARCEL BOUNDARY AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°22'01" EAST, 445.36 FEET, TO A POINT MARKED WITH AN IRON PIPE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°45'50" EAST, 878.02 FEET, MARKED WITH A 1/2" REBAR INSIDE AN IRON PIPE;

THENCE SOUTH 05°28'51" EAST, 344.22 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 20 FT. WIDE EASEMENT ALONG THE NORTH LINE OF LOT 1, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2 FOR INGRESS, EGRESS, AND UTILITIES.

LUIS MUNILLA

DATE

LISA MUNILLA

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUIS MUNILLA, 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:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LISA MUNILLA, 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 20,

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLE ONE, FILE NO. 25550018, DATED APRIL 22, 2025.

1. UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. #107789, 9/12/1986, FOR TELEPHONE POLES AND LINE CROSSING THE PROPERTY; NOT SHOWN; LOCATION NOT SPECIFIC.
2. A 20' WIDE UTILITY EASEMENT GRANTED TO GTE NORTHWEST INC., INST. #421667, 3/23/1993, AS SHOWN HEREON.
3. A 40' WIDE UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #473553, 10/4/1995, AS SHOWN HEREON.
4. ALL MATTERS AS DISCLOSED BY RECORD OF SURVEYS, INST.: #532494, 12/20/2016, #1013889, 11/1/2022, AND #1017843, 3/16/2023.
5. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #896791, 12/3/2021, NOT SHOWN HEREON; BLANKET EASEMENT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 20,

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF 20,

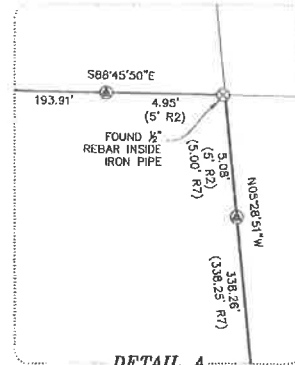
BONNER COUNTY SURVEYOR

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; 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.

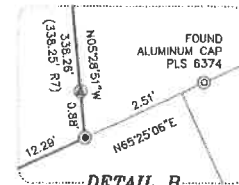
TYSON L.A. GLAHE, PLS 14879

DATE



DETAIL A

NOT TO SCALE



DETAIL B

NOT TO SCALE

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 IS PROVIDED BY LACLEDE WATER DISTRICT  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR,

DATED THIS DAY OF 20,

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 20, AT OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

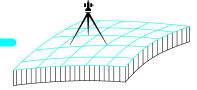
PREPARED FOR:  
LOU MUNILLA  
193 N RILEY CREEK RD  
LACLEDE, ID



1/4	Section	Township	Range	MONTANA	IDAHO
	30	56 N	3 W	OREGON	WASHINGTON
PROJECT # 25-094 MUNILLA PROJECT # 25-094 MUNILLA MLD					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 803 Church Street Sandpoint, Idaho 83864 208-266-4474				Scale: N/A	Drawn By: SWO
Checked By: TLAG				Plot Date: 6/15/2025	Sheet: 2 of 2

# 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 #

15777

Date

6/12/2025

Bill To:

Glahe

Project / Job #

25-001BD Review MLD0045-25 - Lou's Sixpak

Please submit payment by: 6/12/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0045-25 - Lou's Sixpak	

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%

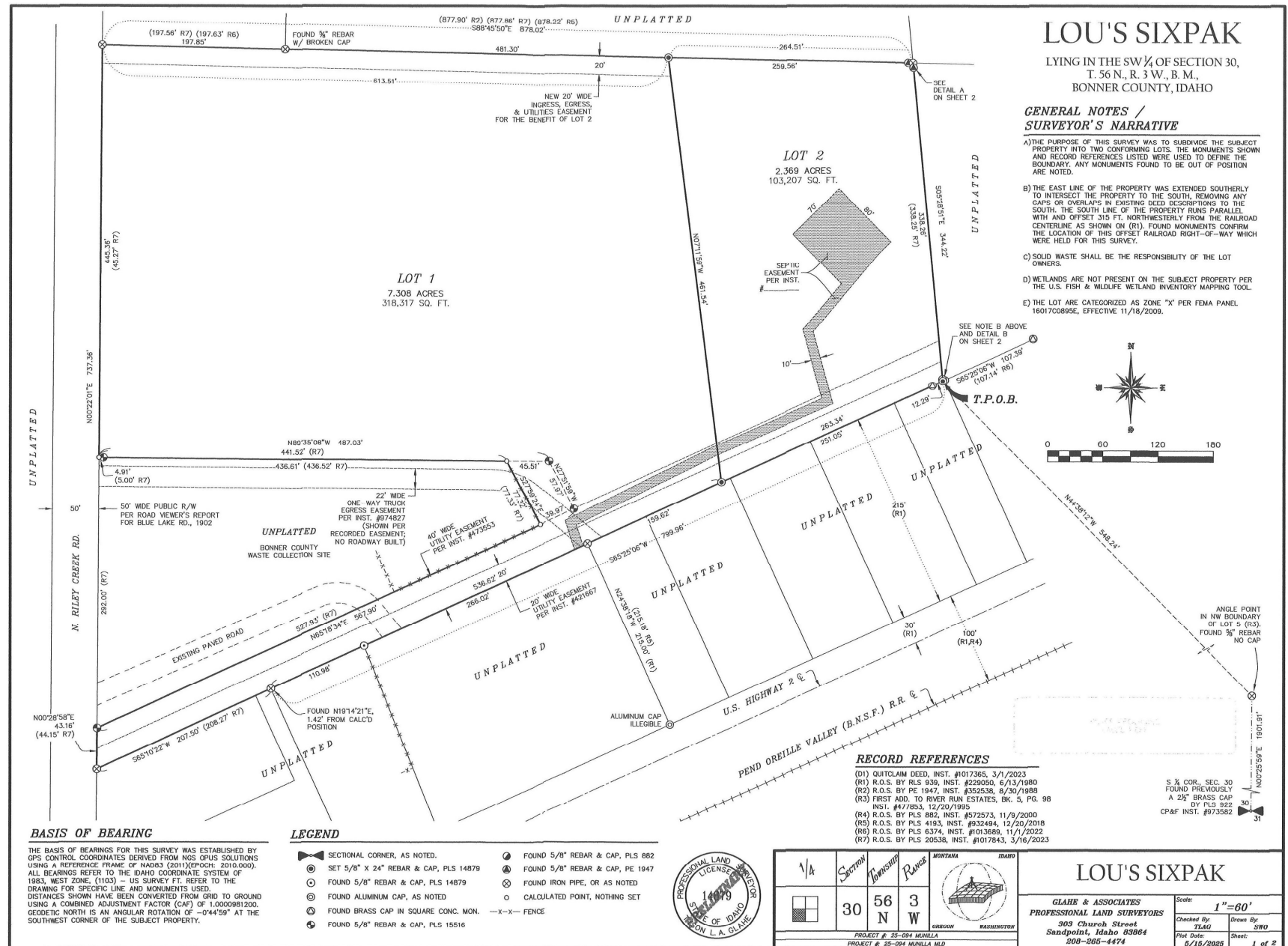
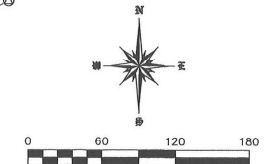
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

# LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

## GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS. THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO INTERSECT THE PROPERTY TO THE SOUTH, REMOVING ANY CAPS OR OVERLAPS IN EXISTING DEED DESCRIPTIONS TO THE SOUTH. THE SOUTH LINE OF THE PROPERTY RUNS PARALLEL WITH AND OFFSET 315 FT. NORTHWESTERLY FROM THE RAILROAD CENTERLINE AS SHOWN ON (R1). FOUND MONUMENTS CONFIRM THE LOCATION OF THIS OFFSET RAILROAD RIGHT-OF-WAY WHICH WERE HELD FOR THIS SURVEY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.



# LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,  
T. 56 N., R. 3 W., B. M.,  
BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LUIS MUNILLA and LISA MUNILLA, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'LOU'S SIXPAK' BEING THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017365, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, MARKED WITH A 2 1/2" BRASS CAP BY PLS 922;

THENCE ALONG THE NORTH-SOUTH SECTION CENTER LINE OF SAID SECTION 30, NORTH 00°25'59" EAST, 1901.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE PEND OUELLE VALLEY RAILROAD (FORMERLY THE BURLINGTON NORTHERN RAILROAD), COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, AS RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY, IDAHO, AND MARKED WITH A 5/8" REBAR;

THENCE LEAVING SAID SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHWESTERLY BOUNDARY, NORTH 44°38'12" WEST, 548.24 FEET TO A POINT 315 FEET FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY WHEN MEASURED AT A RIGHT ANGLE, MARKED WITH A 3/8" REBAR AND CAP BY PLS 14879;

THENCE RUNNING PARALLEL WITH SAID RAILROAD CENTERLINE, SOUTH 65°25'06" WEST, 799.96 FEET;

THENCE SOUTH 65°25'06" WEST, 207.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF RILEY CREEK ROAD, A PUBLIC ROAD, MARKED WITH AN IRON PIPE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°28'58" EAST, 43.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017363, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 3/8" REBAR AND CAP BY PLS 15516;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED #1017363 PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 65°18'34" EAST, 527.93 FEET;
2. NORTH 27°58'24" WEST, 77.32 FEET;
3. NORTH 88°35'08" WEST, 441.52 FEET, RETURNING TO SAID EAST RIGHT-OF-WAY LINE;

THENCE LEAVING SAID PARCEL BOUNDARY AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°22'01" EAST, 445.36 FEET, MARKED WITH AN IRON PIPE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°45'50" EAST, 878.02 FEET, MARKED WITH A 1/2" REBAR INSIDE AN IRON PIPE;

THENCE SOUTH 05°28'51" EAST, 344.22 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 20 FT. WIDE EASEMENT ALONG THE NORTH LINE OF LOT 1, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2 FOR INGRESS, EGRESS, AND UTILITIES.

LUIS MUNILLA \_\_\_\_\_ DATE \_\_\_\_\_  
LISA MUNILLA \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUIS MUNILLA, 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: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LISA MUNILLA, 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLE ONE, FILE NO. 23550016, DATED APRIL 22, 2025:

1. UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. #107766, 9/12/1966, FOR TELEPHONE POLES AND LINE CROSSING THE PROPERTY, NOT SHOWN; LOCATION NOT SPECIFIC.
2. A 20' WIDE UTILITY EASEMENT GRANTED TO GTE NORTHWEST INC., INST. #421667, 3/23/1993, AS SHOWN HEREON.
3. A 40' WIDE UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #472553, 10/4/1995, AS SHOWN HEREON.
4. ALL MATTERS AS DISCLOSED BY RECORD OF SURVEYS, INST. #932494, 12/20/2018, #1013689, 11/1/2022, AND #1017843, 3/16/2023.
5. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #996791, 12/2/2021, NOT SHOWN HEREON; BLANKET EASEMENT.

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

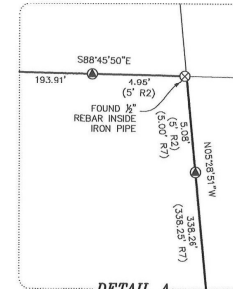
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## 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. 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 \_\_\_\_\_



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE

## 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 IS PROVIDED BY LACLEDE WATER DISTRICT  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.,  
IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST  
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

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

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

PREPARED FOR:  
LOU MUNILLA  
193 N RILEY CREEK RD  
LACLEDE, ID



1/4	Section	Township	Range	MONTANA	IDAHO
	30	56	3		
		N	W		
PROJECT # 25-094 MUNILLA PROJECT # 25-094 MUNILLA MLD					

LOU'S SIXPAK			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Scale:	N/A
303 Church Street Sandpoint, Idaho 83864 208-265-4474		Checked By: TLG	Drawn By: SWO
		Plot Date: 8/15/2025	Sheet: 2 of 2



## OUTER BOUNDARY

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2377468.85	2382056.10		
		S 65°25'06" W	799.96
2377136.07	2381328.64		
		S 65°25'06" W	207.08
2377049.93	2381140.33		
		N 00°28'58" E	43.16
2377093.08	2381140.69		
		N 65°18'34" E	527.93
2377313.61	2381620.35		
		N 27°59'24" W	77.32
2377381.88	2381584.07		
		N 89°35'08" W	441.52
2377385.08	2381142.56		
		N 00°22'01" E	445.36
2377830.43	2381145.41		
		S 88°45'50" E	878.02
2377811.49	2382023.22		
		S 05°28'51" E	344.22
2377468.85	2382056.10		

Closure Error Distance&gt; 0.0000

Total Distance&gt; 3764.56

Polyline Area: 421524 sq ft, 9.677 acres

## Polyline Report

Fri May 9 15:51:08 2025

## LOT 1

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2377816.56	2379931.27		
		S 88°45'50" E	613.51
2377803.32	2380544.64		
		S 07°11'59" E	461.54
2377345.42	2380602.48		
		S 65°25'06" W	536.62
2377122.20	2380114.50		
		S 65°25'06" W	207.08
2377036.05	2379926.18		
		N 00°28'58" E	43.16
2377079.21	2379926.55		
		N 65°18'34" E	527.93
2377299.74	2380406.21		
		N 27°59'24" W	77.32
2377368.01	2380369.93		
		N 89°35'08" W	441.52
2377371.20	2379928.42		
		N 00°22'01" E	445.36
2377816.56	2379931.27		

Closure Error Distance&gt; 0.0000

Total Distance&gt; 3354.03

Polyline Area: 318317 sq ft, 7.308 acres

LOT 2

Northing	Easting	Bearing	Distance
2377803.32	2380544.64		
		S 88°45'50" E	264.51
2377797.62	2380809.08		
		S 05°28'51" E	344.22
2377454.97	2380841.96		
		S 65°25'06" W	263.34
2377345.42	2380602.48		
		N 07°11'59" W	461.54
2377803.32	2380544.64		

Closure Error Distance> 0.0000  
Total Distance> 1333.60  
Polyline Area: 103207 sq ft, 2.369 acres