

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: McKinley Family LLC

From: Dave Fisher, Planner

Date: June 16, 2025

Subject: Blue-line review for MLD0048-25: McKinley Addition

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: **Bart North; North Engineering and Surveying.**

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: McKinley Addition		File No: MLD0048-25
Received by: Dave Fisher, Planner	Received from: Bart North; North Engineering and Surveying	Date Received: 5/19/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/9/25	DF	Bonner County Planning Department
X	5/29/2025	AD	Assessor's Office
X	5/21/25	MM	Bonner County Road & Bridge Department
X	5/21/2025	MC	GIS Department
Review Complete	5/31/2025	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0048-25 **DATE OF REPORT:** 6/16/2025
APPLICANT: Mckinley Family Llc **PARCEL #:** RP008150000140A
SUBDIVISION NAME/LOTS: McKinley Addition

SUMMARY OF PROPOSAL:

This project divides one (1) 19.55-acre lot into one (1) 7.141-acre lot, one (1) 5.048-acre lot, and one (1) 7.369-acre lot.

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. This project is administratively **DENIED**.

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?:	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:	No
		12-622 Submerged Lands:	N/A
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	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 Rural 5 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Sagle Fire District.
5. The proposed lots do not contain frontage on any lake/river/stream.
6. The proposed lots are accessed by Muskrat Lake Road, a Bonner County owned and privately maintained public right-of-way.
7. The proposed lots do contain mapped wetlands.
8. BCRC 12-660 (D)(2)(b): All proposed lots which are three hundred feet (300') or less in width shall

maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ration of not greater than four point two to one (4.2:1).

BCRC 12-812 "Lot Measurements," copied below, is used to calculate and determine the depth to width ratios for proposed land divisions. The proposed lots 1 and 3 of this project have depth to width ratios of 5.874:1 and 5.558:1, where 3.2:1 is the maximum allowed per BCRC 12-660 (D)(2)(b). Thus, the proposed lots to not meet the standards of BCRC 12-660 (D)(2)(b).

BCRC 12-812: Definitions -L:

LOT MEASUREMENTS:

- a. The depth of a lot, parcel, or tract shall be a measurement of the distance between the furthest two points along the boundary of the lot, parcel, or tract.
- b. The width of a lot, parcel or tract shall be calculated in feet by dividing the area of the lot, parcel or tract measured in square feet by the depth of the lot, parcel or tract, as measured according to the depth calculation instructions above.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is administratively **denied** and **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,

A handwritten signature in black ink, appearing to be a stylized 'S' followed by a surname, possibly 'S. Smith'.

Planning Department

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Blueline Review Letter

June 16, 2025

Bart North
North Engineering and Surveying
PO BOX 2486
Hayden, ID 83835

SUBJECT: MLD0048-25: McKinley Addition

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 16017C0925E 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 29, 2025

Bonner County Planning Dept
MCKINLEY ADDITION
MLD0048-25
SECTION 35, TOWNSHIP 57 NORTH, RANGE 3 WEST
RP008150000140A

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.

Remove old lot numbering.

Owner's certificate and Notary Public Certificate needs owner info corrected. Should be LLC and manager.

Owner's certificate has incorrect Section and Range.

Legal description has errors.

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



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Wednesday, May 21, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – McKINLEY ADDITION (MLD0048-25)
SECTION 35, TOWNSHIP 57N, 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,

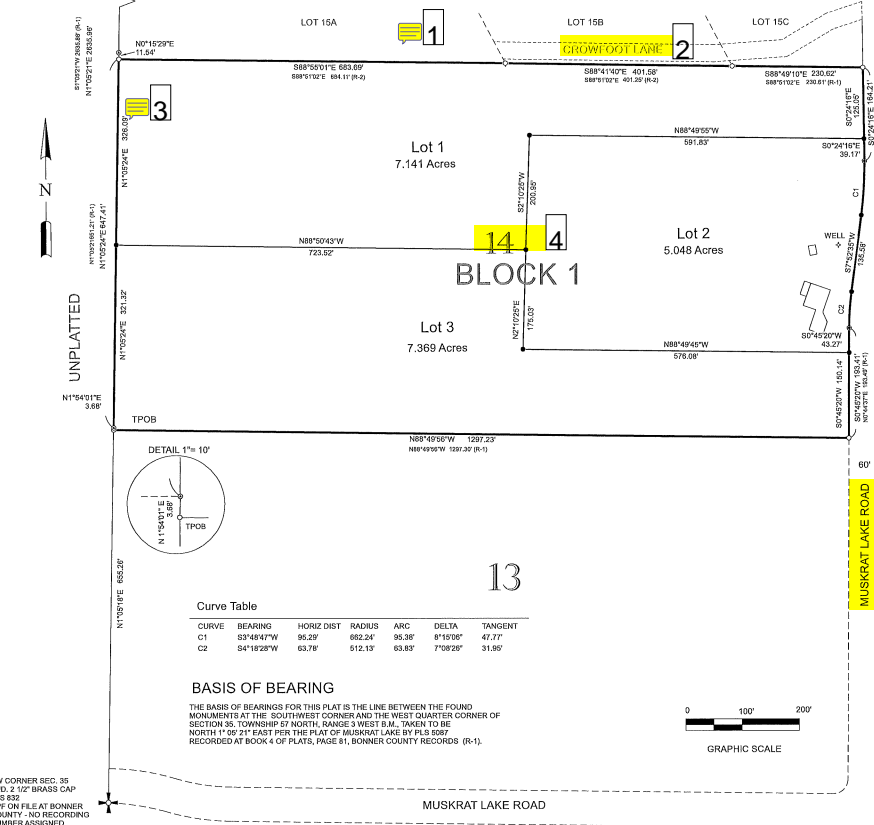
Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

McKINLEY ADDITION

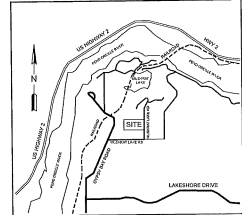
A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT # _____

WEST 1/4 COR. SEC. 35
FND. 2 1/2" BRASS CAP
PLS 832
CFF ON FILE AT BONNER
COUNTY - NO RECORDING
NUMBER ASSIGNED



VICINITY MAP



LEGEND

- Found 5/8" Rebar with Yellow Plastic Cap
PLS 5087
- Point of Beginning
- Found 5/8" Rebar with 1 1/2" Aluminum Cap
Marked "5905"
- Section Corner
- Set 5/8" X 24" Rebar with Yellow Plastic Cap
PLS 14220
- Set Quarter Corner
- Well
- TPOB True Point of Beginning
- Found 1/2" Rebar with Yellow Plastic Cap
PLS 5087, Replaced with 5/8" X 24" Rebar with
Yellow Plastic Cap Marked PLS 14220

REFERENCES

- (R-1) PLAT OF MUSKRAT LAKE BY PLS 5087 RECORDED AT BOOK 4 OF PLATS
PAGE 81, NOVEMBER 1988 RECORDS OF BONNER COUNTY.
- (R-2) PLAT OF REPLAT OF LOT 15 OF MUSKRAT LAKE BY PLS 4886 RECORDED
AT BOOK 12 OF PLATS PAGE 23, JANUARY 2017 RECORDS OF BONNER
COUNTY.
- (R-3) RECORD OF SURVEY BY PLS 9905 RECORDED AS INSTRUMENT
781754, NOVEMBER 2008 RECORDS OF BONNER COUNTY.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 14 BLOCK 1 OF MUSKRAT LAKE,
RECORDED AT BOOK 4 OF PLATS PAGE 81, RECORDS OF BONNER COUNTY.
THE BOUNDARIES OF THE PLAT WERE THE FOUND MONUMENTS AS PER THE PLAT
OF MUSKRAT LAKE. THIS PLAT WAS PREPARED WITH THE BENEFIT OF PIONEER
TITLE COMPANY LOT REPORT FILE NO. 855192. DECLARATIONS OF COVENANTS
CONDITIONS AND RESTRICTIONS ARE FOUND AT INSTRUMENT # 365894, RECORDS
OF BONNER COUNTY.



NORTH ENGINEERING
& SURVEYING P.L.L.C.
SHEET 1
OF 2
P.O. BOX 2486
HAYDEN, ID 83835
(208) 755-6255

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S3°48'47"W	95.29'	692.24'	95.38'	8°15'06"	47.77'
C2	S4°18'28"W	63.78'	612.13'	63.83'	7°08'26"	31.95'


BASIS OF BEARING


THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND
MONUMENTS AT THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF
SECTION 35, TOWNSHIP 57 NORTH, RANGE 3 WEST B.M., TAKEN TO BE
NORTH 1°59'21" EAST PER THE PLAT OF MUSKRAT LAKE BY PLS 5087
RECORDED AT BOOK 4 OF PLATS, PAGE 81, BONNER COUNTY RECORDS (R-1).


SW CORNER SEC. 35
FND. 2 1/2" BRASS CAP
PLS 832
CFF ON FILE AT BONNER
COUNTY - NO RECORDING
NUMBER ASSIGNED


Summary of comments: MLD0048-25 Blueline Plat.pdf


Page:1


 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-09 11:10:38
Muskrat Lake Replat

 Number: 2 Author: Matt Mulder Date: 2025-05-23 11:29:09
Label Crowfoot Lane as a private road.


 Number: 3 Author: david.fisher Subject: Note Date: 2025-06-09 11:16:10
All wetlands to be shown.


 Number: 4 Author: Alicia Deabenderfer Date: 2025-05-29 10:15:29
Remove old lot number

 Number: 5 Author: david.fisher Subject: Note Date: 2025-06-09 11:10:24
Muskrat Lake Replat Lot 11A

 Number: 6 Author: david.fisher Subject: Note Date: 2025-06-09 11:42:34
Is this different than the TPOB, or referenced somewhere?

 Number: 7 Author: Matt Mulder Date: 2025-05-23 11:30:31
Label Muskrat Lake Rd and the Spur as "Privately maintained public road."

 Number: 8 Author: david.fisher Subject: Note Date: 2025-06-09 11:25:48
Restrictions and densities from Parent Plat to be included/shown on plat.

 Number: 9 Author: david.fisher Subject: Note Date: 2025-06-09 11:18:29
FEMA SFHA Zone X, per FIRM 16017C0925E, effective 11/18/2009.

McKINLEY ADDITION
A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT THE **MCKINLEY FAMILY TRUST** THE OWNERS OF CERTAIN PROPERTY IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, AND HAVE CAUSED SAID LANDS TO BE SURVEYED INTO LOTS TO BE KNOWN AS "MCKINLEY ADDITION", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF MUSKRAT LAKE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 1°09'21" EAST, A DISTANCE OF 2036.96 FEET;

THENCE 1°09'18" EAST ALONG THE EAST LINE OF SAID SECTION 34 FOR A DISTANCE OF 855.38 FEET TO A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 5087, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE NORTH 1° 54' 01" EAST, A DISTANCE OF 3.88 FEET TO A FOUND 1.5" ALUMINUM CAP MARKED PLS 9905;

THENCE NORTH 1° 09' 24" EAST, FOR A DISTANCE OF 947.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 88° 55' 01" EAST, FOR A DISTANCE OF 883.89 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 41' 40" EAST, FOR A DISTANCE OF 401.58 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 49' 40" EAST, FOR A DISTANCE OF 230.62 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MUSKRAT ROAD MARKED BY A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 00° 26' 16" EAST, FOR A DISTANCE OF 164.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 882.24 FEET AND A CENTRAL ANGLE OF 08° 15' 00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 9° 48' 47" WEST 95.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 95.38 FEET;

THENCE SOUTH 1° 52' 35" WEST, FOR A DISTANCE OF 135.58 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;

THENCE SOUTHERLY A DISTANCE OF 63.83 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 512.13 FEET AND A CENTRAL ANGLE OF 07° 08' 26", WITH A CHORD THAT BEARS SOUTH 4°18'28" WEST FOR A DISTANCE OF 84.73 FEET;

THENCE SOUTH 00° 45' 20" WEST, FOR A DISTANCE OF 193.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF MUSKRAT ROAD NORTH 88° 49' 58" WEST, FOR A DISTANCE OF 1297.23 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL, 19.558 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. WATER SERVICE TO EACH LOT SHALL BE PROVIDED BY PRIVATE WELLS.

2. SEWER SERVICE TO EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE SUBSURFACE SEWAGE DISPOSAL IN ACCORDANCE WITH PANHANDLE HEALTH DISTRICT.

MCKINLEY FAMILY LLC
STEVE MASTERSON, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS
____ DAY OF _____, 20____

BY: STEVE MASTERSON
TRUSTEE OF THE MCKINLEY FAMILY TRUST

NOTARY PUBLIC FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____



COUNTY COMMISSIONERS' CERTIFICATE

BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____

CHAIRMAN OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____,
THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE
HAVE BEEN PAID THROUGH _____

BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 56, CHAPTER 19 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.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. MCCABE, PLS 14220, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MCKINLEY ADDITION, AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, INSTRUMENT NO. _____

BOOK _____, PAGE _____

STATE OF IDAHO
COUNTY OF BONNER

AT THE REQUEST OF NORTH ENGINEERING & SURVEYING, PLLC
THIS _____ DAY OF _____, 20____
AT _____ MINUTES PAST _____ O'CLOCK _____ M.

BONNER COUNTY CLERK:
BY: _____
DEPUTY CLERK
FEE: _____

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____
THAT I EXAMINED THIS PLAT OF MCKINLEY ADDITION AND APPROVE THE SAME FOR RECORDING.

BONNER COUNTY SURVEYOR

NORTH ENGINEERING
& SURVEYING P.L.L.C.
P.O. BOX 2406
HARTEN, ID 83435
(208) 755-6255
SHEET 2
OF 2



Number: 1 Author: david.fisher Subject: Note Date: 2025-06-09 11:47:27
COMMISSIONERS'



Number: 2 Author: Alicia Deabenderfer Date: 2025-05-29 09:22:29
McKinley Family LLC



Number: 3 Author: Alicia Deabenderfer Date: 2025-05-29 09:28:01
3



Number: 4 Author: Alicia Deabenderfer Date: 2025-05-29 09:27:45
Section 35



Number: 5 Author: Alicia Deabenderfer Date: 2025-05-29 10:30:57
Legal has errors



Number: 6 Author: david.fisher Subject: Note Date: 2025-06-09 11:45:48
Chair, or Chairwoman



Number: 7 Author: david.fisher Subject: Note Date: 2025-06-09 11:45:21
Bonner*



Number: 8 Author: Alicia Deabenderfer Date: 2025-05-29 10:08:02
Muskrat Lake Road



Number: 9 Author: Alicia Deabenderfer Date: 2025-05-29 09:23:50
Manager of McKinley Family LLC

Lot 3
 $7.369 \times 43560 = 320993.64$
 $320993.64 / 1335.75 = 240.31$
 $1335.75 / 240.31 = 5.558$

LOWER MUSKRAT
SPUR

HIGHLAND SURVEYING

May 31, 2025

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

Re: Plat Review – MLD0048-25 McKinley Addition

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Unable to find evidence North Engineering & Surveying P.L.L.C. has an active Certificate of Authorization with the Idaho Board of Professional Engineers and Land Surveyors. Please provide such evidence.
- 2) Confirm sheet size is 18" x 27" and margins are ½" on top, bottom, right side and 3 ½" on left side (appears right margin is larger than the top and bottom).
- 3) Include graphic scale on map.
- 4) Map Closures –
 - a. Intermediate bearings along west side of survey disagree with overall bearing of section line. Does this survey intend to put angle points along the section line?
 - b. Record bearing and distance along west side of survey is unclear.
 - c. Curve Deltas not shown on Lot Closure Reports. Please provide closure report with deltas shown.
 - d. Difference in bearing going into and out of Curve 1 disagrees with delta shown in curve table. Reconcile or show radial bearings of curve if non-tangent.
 - e. Difference in bearing going into and out of Curve 2 disagrees with delta shown in curve table. Reconcile or show radial bearings of curve if non-tangent.
 - f. Distance of south line of lot 2 disagrees with lot closure report.
 - g. Bearing of east line of lot 3 disagrees with lot closure report.
- 5) For CP&F's filed before being assigned instrument numbers, identify the date recorded in lieu of Instrument number.
- 6) Symbol in legend says "Set Quarter Corner", but note at symbol in map says Found...". Clarify.
- 7) It would appear that the W'y courses described in the metes and bounds legal description in the Owner's Certification do not follow the west section line of Section 35, like the Parent parcel Lot 14 of Muskrat Lake does. Please clarify.
- 8) Reference or show easements
- 9) Reconcile owners name in the Owner's Certificate and the Acknowledgement with Subdivision Guarantee.

HIGHLAND SURVEYING

10) Include "of Plats" in Recorders Certificate.

11) Provide Water System Certification. I.C. 50-1334

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

MLD0048-25 McKinley Addition

5/31/2025

File:

Date:

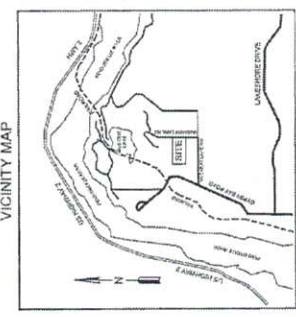
Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	#1
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	#2
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	#3
55-1906(3)	Section or part of section, township, range, meridian, county, state	—
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	#5
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#4
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	#6
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
Plats Only 50-13		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	—
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	✓
50-1304(2h)	Reference or Show easements	#8
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	—
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#7 #9
50-1309(1), 51-1	Acknowledgment(s)	#9
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	#10
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	—
50-1309(1)	Surveyor's Certificate	—
50-1305	County Surveyor's Certificate	—
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	#11
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	—

McKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

WEST 1/4 COR. SEC. 35
PLS 2 1/2" BRASS CAP
CFF ON FILE AT BONNER
COUNTY - NO RECORDING
SURVEY ASSIGNED



LEGEND

- Found 5/6" Rebar with Yellow Plastic Cap
PLS 5047
- Point of Beginning
- Found 5/6" Rebar with 1 1/2" Aluminum Cap
Marked "9905"
- Section Corner
- Sol 5/8" X 24" Rebar with Yellow Plastic Cap
PLS 14220
- Sol Quarter Corner
- Well
- True Point of Beginning
- Found 1/2" Rebar with Yellow Plastic Cap Marked
LS 5067, Replaced with 5/8" X 24" Rebar with
Yellow Plastic Cap Marked PLS 14220

REFERENCES

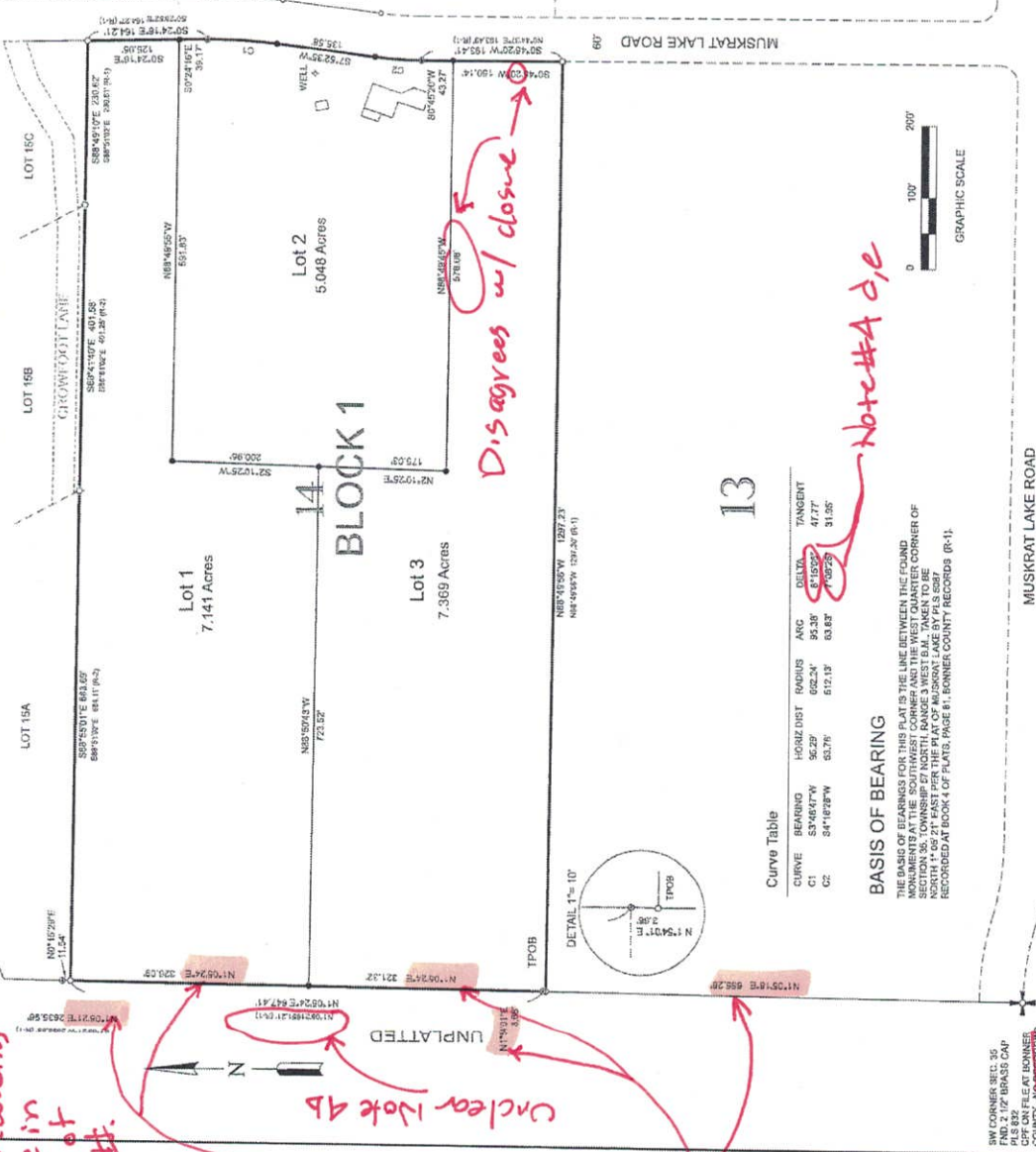
- (R-1) PLAT OF MUSKRAT LAKE PLS 585 RECORDED AT BOOK 4 OF PLATS
PAGE 91, NOVEMBER 1998 RECORDS OF BONNER COUNTY.
- (R-2) PLAT OF REPLAT OF LOT 16 OF MUSKRAT LAKE BY PLS 4085 RECORDED
AT BOOK 4 OF PLATS PAGE 23, JANUARY 2017 RECORDS OF BONNER
COUNTY.
- (R-3) RECORD OF SURVEY BY PLS 2068 RECORDED AS INSTRUMENT
781784, NOVEMBER 2008 RECORDS OF BONNER COUNTY.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 14 OF MUSKRAT LAKE,
RECORDED AT BOOK 4 OF PLATS PAGE 91, RECORDS OF BONNER COUNTY.
THE BOUNDARIES OF THE PLAT WERE THE FOUND MONUMENTS AS PER THE PLAT
RECORDED AT BOOK 4 OF PLATS PAGE 91, RECORDS OF BONNER COUNTY.
TITILE COMPANY LOT REPORT TLE NO. 855192, AND MONUMENTS OF THE
CONDITIONS AND RESTRICTIONS ARE FOUND AT INSTRUMENT 1 36594, RECORDS
OF BONNER COUNTY.

NORTH ENGINEERING
& SURVEYING P.L.L.C.
SHEET 1
OF 2
P.O. BOX 2486
HAYDEN, ID 83835
(208) 785-4228

LOWER MUSKRAT
SPUR



Use recording
date in
licen at
inst #.

Note #5

Unclear Note 4B
Note 4A
Bearings disagree

Use recording
date in licen
of inst no.
Note #5

Disagrees w/ close

Note #4 d/e

MCKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT _____ OF THE COUNTY OF _____ STATE OF _____, DO hereby certify that the _____ of _____, BONNER COUNTY, IDAHO, AND HAVE CAUSED SAID LANDS TO BE RE-PLATTED INTO LOTS TO BE KNOWN AS _____, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF MUSKRAT LAKE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING AT THE SOUTHWEST CORNER OF SAID SECTION 35 FROM WHICH THE WEST QUARTER CORNER
OF SAID SECTION BEARS NORTH 1° 02' 15" EAST, A DISTANCE OF 255.38 FEET.

THENCE 1° 02' 15" EAST ALONG THE EAST LINE OF SAID SECTION 35 FOR A DISTANCE OF 555.26 FEET TO A FOUND
IRON PIN, BEING THE CORNER OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.

THENCE NORTH 1° 02' 15" EAST, A DISTANCE OF 3.08 FEET TO A FOUND 1.5" ALUMINUM CAP MARKED PLS 9905;
THENCE NORTH 1° 02' 15" EAST, A DISTANCE OF 3.08 FEET TO A FOUND 1.5" ALUMINUM CAP MARKED PLS 9905;

THENCE SOUTH 89° 41' 40" EAST, FOR A DISTANCE OF 847.41 FEET TO A FOUND 5/8" REBAR WITH PLS 4585 CAP;
THENCE SOUTH 89° 41' 40" EAST, FOR A DISTANCE OF 847.41 FEET TO A FOUND 5/8" REBAR WITH PLS 4585 CAP;

THENCE SOUTH 89° 41' 40" EAST, FOR A DISTANCE OF 235.57 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE
OF 165.55' ROAD MARKED BY A FOUND 3/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 0° 24' 16" EAST, FOR A DISTANCE OF 164.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO
THE WEST HAVING A RADIUS OF 602.24 FEET AND A CENTRAL ANGLE OF 98° 15' 00" AND BEING QUANTIFIED BY
A CHORD WHICH BEARS SOUTH 2° 48' 41" WEST 95.39 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 95.38 FEET;
THENCE SOUTH 7° 12' 35" WEST, FOR A DISTANCE OF 132.68 FEET TO THE BEGINNING OF A CURVE CONVEX TO
SAID LINE;

THENCE SOUTHERLY A DISTANCE OF 63.83 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS
OF 592.13 FEET AND A CENTRAL ANGLE OF 97° 08' 35", WITH A CHORD THAT BEARS SOUTH 4° 16' 28" WEST FOR A
DISTANCE OF 64.7 FEET;

THENCE SOUTH 0° 45' 20" WEST, FOR A DISTANCE OF 190.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;
THENCE LEAVING AND BEING ABSENT OF WAY LINE OF MUSKRAT ROAD, NORTH 88° 46' 54" WEST, FOR A DISTANCE
OF 1297.23 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL, 14.596 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:
1. WATER SERVICE TO EACH LOT SHALL BE PROVIDED BY PRIVATE WELLS.

2. SEWER SERVICE TO EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE SUBSURFACE SEWAGE
DISPOSAL IN ACCORDANCE WITH PANHANDLE HEALTH DISTRICT.

MCKINLEY FAMILY LLC
STEVE BASTERTSON, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____.



BY: STEVE BASTERTSON
MANAGER OF THE MCKINLEY FAMILY TRUST

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____

COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS,
BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO,
INSTRUMENT NO. _____

BOOK _____ PAGE _____

STATE OF IDAHO

COUNTY OF BONNER

AT THE REQUEST OF NORTH ENGINEERING & SURVEYING, P.L.C.

THIS _____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ O'CLOCK _____ M.

BONNER COUNTY CLERK:

BY: _____

DEPUTY CLERK

FEE: _____

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,
THAT I EXAMINED THIS PLAT OF MCKINLEY ADDITION AND APPROVE THE SAME
FOR RECORDING.

BONNER COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, STEPHEN J. MCCABE, PLS 14220, DO HEREBY CERTIFY THAT I AM A LAND
SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF
MCKINLEY ADDITION AS DESCRIBED IN THE CERTIFICATE OF OWNERS,
MCKINLEY FAMILY TRUST, IS IN ACCORDANCE WITH THE SURVEYING
MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE POINTS PLATTED THEREON,
AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

NORTH ENGINEERING
& SURVEYING P.L.L.C.
P.O. BOX 3488
HAYDEN, ID 83835
(208) 795-0205
SHEET 2
OF 2

Note #7

Note #7

C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Report]]

Thursday, May 15, 2025 09:51:28

Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Lot 14]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
205						5655.142	5012.447	RB5 YPC PLS
		N1°54'01"E	3.68	✓				
213						5658.819	5012.569	1.5" ALUM 9
		N1°05'24"E	647.41	✓				
206						6306.114	5024.885	RB5 YPC PLS
		S88°55'01"E	683.69	✓				
218						6293.191	5708.456	RB5 YPC PLS
		S88°41'40"E	401.58	✓				
217						6284.042	6109.930	RB5 YPC PLS
		S88°49'10"E	230.62	✓				
207						6279.291	6340.501	RB5 YPC PLS
		S0°24'16"E	164.21	✓				
208	PC					6115.081	6341.660	BENT RB4 PO
		S3°48'47"W	95.29		662.24 95.38			
400	PT					6019.999	6335.323	
		S7°52'35"W	135.58	✓				
401	PC					5885.700	6316.744	
		S4°18'28"W	63.78		-512.13 63.83			
211	PT					5822.096	6311.953	RB4 YPC LS
		S0°45'20"W	193.41	✓				
212						5628.707	6309.403	RB5 YPC PLS
		N88°49'56"W	1297.23	✓				
3205						5655.145	5012.442	

[Closing Points]

	Point	Northing	Easting
From	205	5655.142	5012.447
To	3205	5655.145	5012.442

[Error Summary]

Relative: 1:734421 (Closed Loop) Linear: 0.01 Feet Direction: S58°57'36"E
Northing: 0.00 Feet Easting: -0.00
Angular: None

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[Traverse Summary]

Closed Loop 12 Points From 205 To 3205

Horizontal Distance: 3916.61 Feet Slope Distance: 3927.61 Feet

Area: 851942.095 SqFt 19.558 Acres

C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv
 [[Traverse Report]]
 Thursday, May 15, 2025 09:50:10
 Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Report Lot 1]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Northing	Easting	Description
9002				5980.082	5018.682	lot crnr
		N1°05'24"E	326.09 ✓			
206				6306.114	5024.885	RB5 YPC PLS 5087
		S88°55'01"E	683.69 ✓			
218				6293.191	5708.456	RB5 YPC PLS 4565
		S88°41'40"E	401.58 ✓			
217				6284.042	6109.930	RB5 YPC PLS 4565
		S88°49'10"E	230.62 ✓			
207				6279.291	6340.501	RB5 YPC PLS 5087
		S0°24'16"E	125.05 ✓			
9006				6154.247	6341.384	lt crnr
		N88°49'55"W	591.83 ✓			
9003				6166.311	5749.679	lt crnr
		S2°10'25"W	200.95 ✓			
9004				5965.503	5742.057	lt crnr
		N88°50'43"W	723.52 ✓			
3008				5980.084	5018.684	

[Closing Points]

	Point	Northing	Easting	Elevation
From	9002	5980.082	5018.682	494.24
To	3008	5980.084	5018.684	494.24

[Error Summary]

Relative: 1:1095081 (Closed Loop) ✓ Linear:0.00 Feet Direction:S63°56'54"W
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Traverse Summary]

Closed Loop 9 Points From 9002 To 3008
 Horizontal Distance: 3283.33 Feet Slope Distance: 3346.25 Feet
 Area: 311069.396 SqFt 7.141 Acres ✓

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[[Traverse Report]]

Thursday, May 15, 2025 09:48:37

Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Report Lot 2]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
9006						6154.247	6341.384	It crnr
		S0°24'16"E	39.17					
208	PC					6115.081	6341.660	BENT RB4
POR								
		S3°48'47"W	95.29	662.24	95.38			
400	PT					6019.999	6335.323	
		S7°52'35"W	135.58					
401	PC					5885.700	6316.744	
		S4°18'28"W	63.78	-512.13	63.83			
211	PT					5822.096	6311.953	RB4 YPC LS
5087								
		S0°44'57"W	43.27					
9007						5778.830	6311.387	It crnr
		N88°49'45"W	576.09					
9005						5790.602	5735.419	It crnr
		N2°10'25"E	175.03					
9004						5965.503	5742.057	It crnr
		N2°10'25"E	200.95					
9003						6166.311	5749.679	It crnr
		S88°49'55"E	591.83					
3006						6154.246	6341.386	

[Closing Points]

	Point	Northing	Easting	Elevation
From	9006	6154.247	6341.384	494.24
To	3006	6154.246	6341.386	494.24

[Error Summary]

Relative: 1:796711 (Closed Loop) ✓ Linear: 0.00 Feet Direction: N74°12'09"W
Northing: -0.00 Feet Easting: 0.00 Feet Elevation: 0.00 Feet
Angular: None

[Traverse Summary]

C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv
Closed Loop 10 Points From 9006 To 3006
Horizontal Distance: 1921.11 Feet Slope Distance: 2140.72 Feet
Area: 219892.17 SqFt 5.048 Acres ✓

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[[Traverse Report]]

Thursday, May 15, 2025 10:02:24

Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Report Lot 3]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
205						5655.142	5012.447	RB5 YPC PLS
5087								
		N1°54'01"E	3.68 ✓					
213						5658.819	5012.569	1.5" ALUM
9905								
		N1°05'24"E	321.32 ✓					
9002						5980.082	5018.682	lot crnr
		S88°50'43"E	723.52 ✓					
9004						5965.503	5742.057	lt crnr
		S2°10'25"W	175.03 ✓					
9005						5790.602	5735.419	lt crnr
		S88°49'45"E	576.09					
9007						5778.830	6311.387	lt crnr
		S0°45'26"W	150.14					
212						5628.707	6309.403	RB5 YPC PLS
5087								
		N88°49'56"W	1297.23 ✓					
4005						5655.145	5012.442	

Disagrees w/ Map

[Closing Points]

	Point	Northing	Easting	Elevation
From	205	5655.142	5012.447	557.53
To	4005	5655.145	5012.442	639.11

[Error Summary]

Relative: 1:608860 (Closed Loop) ✓ Linear: 0.01 Feet Direction: S58°57'36"E
Northing: 0.00 Feet Easting: -0.00 Feet Elevation: 81.58 Feet
Angular: None

[Traverse Summary]

Closed Loop 8 Points From 205 To 4005
Horizontal Distance: 3247.00 Feet Slope Distance: 3311.62 Feet
Area: 320980.32 SqFt 7.369 Acres ✓



Lot Book Report – Full Search

File No.: 855192

Reference No.:

1. Effective Date: June 3, 2024 8:00AM

2. The estate or interest in the land described or referred to in this Lot Book Report is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the Effective Date vested in:

Duane Van McKinley and Frances E. McKinley, or their successors, as Co-Trustees of the McKinley Family Trust, dated November 28, 2006

4. The land referred to in this Lot Book Report is described as follows:

Lot 14, Muskrat Lake, according to the plat thereof, recorded in Book 4 of Plats at Page(s) 81, records of Bonner County, Idaho.

Note #9

Note #7

File No.: 855192

Reference No.:

Special Exceptions:

1. NOTE: General taxes for the year 2023, which were liens, are paid.
Parcel No.: RP008150000140A
Amount: \$1,705.68
2. General taxes for the year 2024, which are liens and are not yet due and payable.
Parcel No.: RP008150000140A
3. The taxes showing on the title report and closing documents reflect the current information available from the Bonner County Treasurer. Any discrepancy with the taxes will be the responsibility of the seller/borrower.
4. Liens, dues and/or assessments owing the association herein named which may have heretofore attached pursuant to the terms and provisions of covenants, conditions and restrictions imposed upon said premises.
Association: Muskrat Lake Owners Association, Inc.
No search made.
5. Liens, dues and/or assessments owing the association herein named which may have heretofore attached pursuant to the terms and provisions of covenants, conditions and restrictions imposed upon said premises.
Association: Muskrat Lake Road Association
No search made.
6. Covenants, Conditions, Restrictions, Reservations, and Easements
Recorded: August 14, 1989
Instrument No.: 365084
Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Said document also discloses a Road Maintenance Agreement.
7. Covenants, conditions, restrictions and easements as set forth on the plat.
Name of Plat: Muskrat Lake
Book/Page: 4/81

Affidavit of Scrivener's Error
Recorded: April 6, 1990
Instrument No.: 373738
8. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein.
For: To place, construct, operate, repair, maintain, relocate, and replace thereon and in or upon all streets, roads, or highways abutting said lands, an electric transmission and distribution line or system, including the right to cut and trim trees and brush to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling, and the right to permit the installation of communication and other circuits on the poles of said electric transmission and distribution system
In favor of: Northern Lights, Inc., a corporation, its successors and/or assigns
Recorded: October 23, 1990
Instrument No.: 382146
Affects: Lot 14

Include easements on plat

Note # 8:

9. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein.

For: To place, construct, operate, repair, maintain, relocate, and replace thereon and in or upon all streets, roads, or highways abutting said lands, an electric transmission and distribution line or system, including the right to cut and trim trees and brush to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling, and the right to permit the installation of communication and other circuits on the poles of said electric transmission and distribution system

In favor of: Northern Lights, Inc., a corporation, its successors and/or assigns

Recorded: October 11, 2023


Instrument No.: 1026326

Affects: Lot 14

10. Terms, conditions, and provisions of the Trust under which Title is vested.

End of Exceptions

No liability beyond the amount paid for this report is assumed hereunder, and Pioneer Title is not responsible beyond the amount paid for any errors and omissions contained herein. If you wish additional assurances, please contact Pioneer Title for further information as to the availability and cost of additional protection.

by: 
Shannon C. Snyder

INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

HIGHLAND SURVEYING

316 - Bonner County:316-01 Bonner County Planning Department

Bill to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Ship to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Invoice details

Invoice no.: 1030

Terms: Net 30

Invoice date: 05/31/2025

Due date: 06/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0048-25 McKinley Addition	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total **\$308.14**

Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:

P.O. Box 432

Moyie Springs, ID 83845

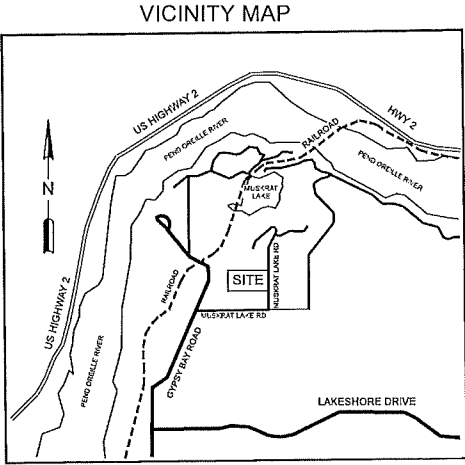
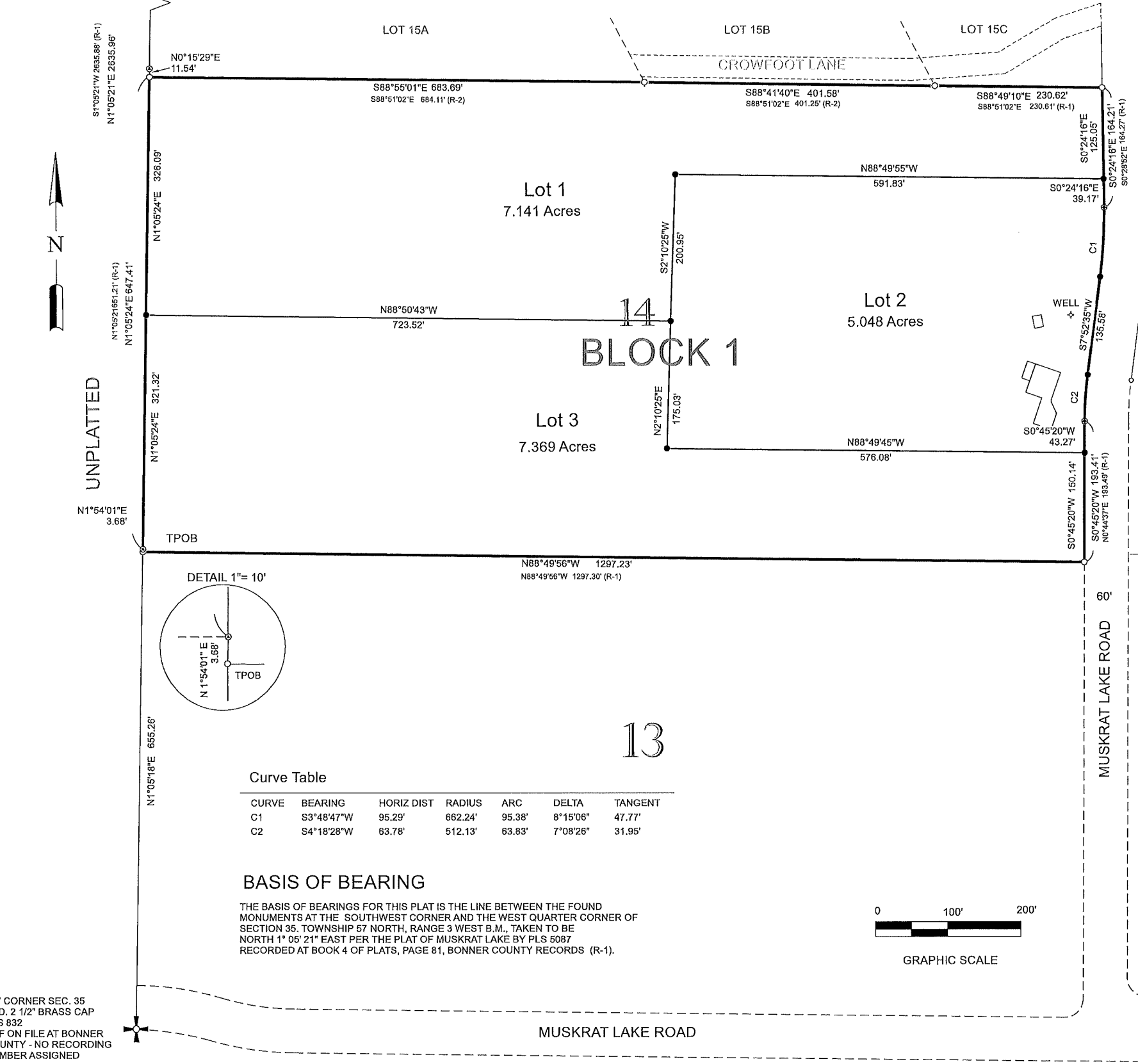
[View and pay](#)

McKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT # _____

WEST 1/4 COR. SEC. 35
FND. 2 1/2" BRASS CAP
PLS 832
CPF ON FILE AT BONNER
COUNTY - NO RECORDING
NUMBER ASSIGNED



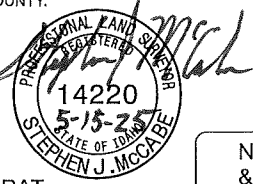
LEGEND	
	Found 5/8" Rebar with Yellow Plastic Cap PLS 5087
	Point of Beginning
	Found 5/8" Rebar with 1 1/2" Aluminum Cap Marked "9905"
	Section Corner
	Set 5/8" X 24" Rebar with Yellow Plastic Cap PLS 14220
	Set Quarter Corner
	Well
	True Point of Beginning
	Found 1/2" Rebar with Yellow Plastic Cap Marked LS 5087, Replaced with 5/8" X 24" Rebar with Yellow Plastic Cap Marked PLS 14220

REFERENCES

- (R-1) PLAT OF MUSKRAT LAKE BY PLS 5087 RECORDED AT BOOK 4 OF PLATS
PAGE 81, NOVEMBER 1989 RECORDS OF BONNER COUNTY.
- (R-2) PLAT OF REPLAT OF LOT 15 OF MUSKRAT LAKE BY PLS 4565 RECORDED
AT BOOK 12 OF PLATS PAGE 23, JANUARY 2017 RECORDS OF BONNER
COUNTY.
- (R-3) RECORD OF SURVEY BY PLS 9905 RECORDED AS INSTRUMENT
761754, NOVEMBER 2008 RECORDS OF BONNER COUNTY.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 14 BLOCK 1 OF MUSKRAT LAKE,
RECORDED AT BOOK 4 OF PLATS PAGE 81, RECORDS OF BONNER COUNTY.
THE BOUNDARIES OF THE PLAT WERE THE FOUND MONUMENTS AS PER THE PLAT
OF MUSKRAT LAKE. THIS PLAT WAS PREPARED WITH THE BENEFIT OF PIONEER
TITLE COMPANY LOT REPORT FILE NO. 855192. DECLARATIONS OF COVENANTS
CONDITIONS AND RESTRICTIONS ARE FOUND AT INSTRUMENT # 365084, RECORDS
OF BONNER COUNTY.



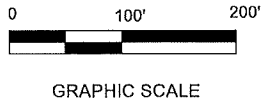
NORTH ENGINEERING
& SURVEYING P.L.L.C.
SHEET 1
OF 2
P.O. BOX 2486
HAYDEN, ID 83835
(208) 755-6255

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S3°48'47"W	95.29'	662.24'	95.38'	8°15'08"	47.77'
C2	S4°18'28"W	63.78'	512.13'	63.83'	7°08'26"	31.95'

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND
MONUMENTS AT THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF
SECTION 35, TOWNSHIP 57 NORTH, RANGE 3 WEST B.M., TAKEN TO BE
NORTH 1° 05' 21" EAST PER THE PLAT OF MUSKRAT LAKE BY PLS 5087
RECORDED AT BOOK 4 OF PLATS, PAGE 81, BONNER COUNTY RECORDS (R-1).



McKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____

INSTRUMENT # _____

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT THE MCKINLEY FAMILY TRUST ARE THE OWNERS OF CERTAIN PROPERTY IN THE SOUTHWEST QUARTER OF SECTION 57, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.,, BONNER COUNTY, IDAHO, AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS "MCKINLEY ADDITION", MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 14 OF MUSKRAT LAKE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 1°05'21" EAST , A DISTANCE OF 2635.96 FEET;

THENCE 1° 05' 18" EAST ALONG THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 655.26 FEET TO A FOUND 5/8" REBAR WITH YELLLOW PLASTIC CAP MARKED PLS 5087, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE NORTH 1° 54' 01" EAST, A DISTANCE OF 3.68 FEET TO A FOUND 1.5" ALUMINUM CAP MARKED PLS 9905;

THENCE NORTH 1° 05' 24" EAST, FOR A DISTANCE OF 647.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 88° 55' 01" EAST, FOR A DISTANCE OF 683.69 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 41' 40" EAST, FOR A DISTANCE OF 401.58 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 49' 10" EAST, FOR A DISTANCE OF 230.62 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MUSKRAT ROAD MARKED BY A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 00° 24' 16" EAST, FOR A DISTANCE OF 164.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 662.24 FEET AND A CENTRAL ANGLE OF 08° 15' 06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 3° 48' 47" WEST 95.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 95.38 FEET;

THENCE SOUTH 7° 52' 35" WEST, FOR A DISTANCE OF 135.58 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;

THENCE SOUTHERLY A DISTANCE OF 63.83 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 512.13 FEET AND A CENTRAL ANGLE OF 07° 08' 26", WITH A CHORD THAT BEARS SOUTH 4°18'28" WEST FOR A DISTANCE OF 63.78 FEET;

THENCE SOUTH 00° 45' 20" WEST, FOR A DISTANCE OF 193.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF MUSKRAT ROAD NORTH 88° 49' 56" WEST, FOR A DISTANCE OF 1297.23 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL 19.558 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. WATER SERVICE TO EACH LOT SHALL BE PROVIDED BY PRIVATE WELLS.
2. SEWER SERVICE TO EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE SUBSURFACE SEWAGE DISPOSAL IN ACCORDANCE WITH PANHANDLE HEALTH DISTRICT.

MCKINLEY FAMILY LLC
STEVE MASTERSON, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS
_____ DAY OF _____, 20____

BY: STEVE MASTERSON
TRUSTEE OF THE MCKINLEY FAMILY TRUST

NOTARY PUBLIC FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____



COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS,

BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____,

THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE

HAVE BEEN PAID THROUGH _____

BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

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.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO,

INSTRUMENT NO. _____

BOOK _____, PAGE _____

STATE OF IDAHO
COUNTY OF BONNER

AT THE REQUEST OF NORTH ENGINEERING & SURVEYING, PLLC

THIS _____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ O'CLOCK ____ M.

BONNERI COUNTY CLERK:

BY: _____
DEPUTY CLERK

FEE: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____

DAY OF _____, 20____

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____

THAT I EXAMINED THIS PLAT OF MCKINLEY ADDITION AND APPROVE THE SAME FOR RECORDING.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN J. MCCABE, PLS 14220, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MCKINLEY ADDITION, AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



NORTH ENGINEERING
& SURVEYING P.L.L.C.
P.O. BOX 2486
HAYDEN, ID 83835
(208) 755-6255

SHEET 2
OF 2

C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv
 [[Traverse Report]]
 Thursday, May 15, 2025 09:51:28
 Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Lot 14]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
205						5655.142	5012.447	RB5 YPC PLS
		N1°54'01"E	3.68					
213						5658.819	5012.569	1.5" ALUM 9
		N1°05'24"E	647.41					
206						6306.114	5024.885	RB5 YPC PLS
		S88°55'01"E	683.69					
218						6293.191	5708.456	RB5 YPC PLS
		S88°41'40"E	401.58					
217						6284.042	6109.930	RB5 YPC PLS
		S88°49'10"E	230.62					
207						6279.291	6340.501	RB5 YPC PLS
		S0°24'16"E	164.21					
208	PC					6115.081	6341.660	BENT RB4 PO
		S3°48'47"W	95.29	662.24	95.38			
400	PT					6019.999	6335.323	
		S7°52'35"W	135.58					
401	PC					5885.700	6316.744	
		S4°18'28"W	63.78	-512.13	63.83			
211	PT					5822.096	6311.953	RB4 YPC LS
		S0°45'20"W	193.41					
212						5628.707	6309.403	RB5 YPC PLS
		N88°49'56"W	1297.23					
3205						5655.145	5012.442	

[Closing Points]

	Point	Northing	Easting
From	205	5655.142	5012.447
To	3205	5655.145	5012.442

[Error Summary]

Relative: 1:734421 (Closed Loop) Linear:0.01 Feet Direction:S58°57'36"E
 Northing:0.00 Feet Easting:-0.00
 Angular: None

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[Traverse Summary]

Closed Loop 12 Points From 205 To 3205

Horizontal Distance: 3916.61 Feet Slope Distance: 3927.61 Feet

Area: 851942.095 SqFt 19.558 Acres

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 Thursday, May 15, 2025 09:50:10
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[[Traverse Name: Closure Report Lot 1]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Northing	Easting	Description
9002				5980.082	5018.682	lot crnr
		N1°05'24"E	326.09			
206				6306.114	5024.885	RB5 YPC PLS 5087
		S88°55'01"E	683.69			
218				6293.191	5708.456	RB5 YPC PLS 4565
		S88°41'40"E	401.58			
217				6284.042	6109.930	RB5 YPC PLS 4565
		S88°49'10"E	230.62			
207				6279.291	6340.501	RB5 YPC PLS 5087
		S0°24'16"E	125.05			
9006				6154.247	6341.384	lt crnr
		N88°49'55"W	591.83			
9003				6166.311	5749.679	lt crnr
		S2°10'25"W	200.95			
9004				5965.503	5742.057	lt crnr
		N88°50'43"W	723.52			
3008				5980.084	5018.684	

[Closing Points]

	Point	Northing	Easting	Elevation
From	9002	5980.082	5018.682	494.24
To	3008	5980.084	5018.684	494.24

[Error Summary]

Relative: 1:1095081 (Closed Loop) Linear:0.00 Feet Direction:S63°56'54"W
 Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Traverse Summary]

Closed Loop 9 Points From 9002 To 3008
 Horizontal Distance: 3283.33 Feet Slope Distance: 3346.25 Feet
 Area: 311069.396 SqFt 7.141 Acres

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 Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Report Lot 2]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
9006						6154.247	6341.384	lt crnr
		S0°24'16"E	39.17					
208	PC					6115.081	6341.660	BENT RB4
POR								
		S3°48'47"W	95.29	662.24	95.38			
400	PT					6019.999	6335.323	
		S7°52'35"W	135.58					
401	PC					5885.700	6316.744	
		S4°18'28"W	63.78	-512.13	63.83			
211	PT					5822.096	6311.953	RB4 YPC LS
5087								
		S0°44'57"W	43.27					
9007						5778.830	6311.387	lt crnr
		N88°49'45"W	576.09					
9005						5790.602	5735.419	lt crnr
		N2°10'25"E	175.03					
9004						5965.503	5742.057	lt crnr
		N2°10'25"E	200.95					
9003						6166.311	5749.679	lt crnr
		S88°49'55"E	591.83					
3006						6154.246	6341.386	

[Closing Points]

	Point	Northing	Easting	Elevation
From	9006	6154.247	6341.384	494.24
To	3006	6154.246	6341.386	494.24

[Error Summary]

Relative: 1:796711 (Closed Loop) Linear:0.00 Feet Direction:N74°12'09"W
 Northing:-0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet
 Angular: None

[Traverse Summary]

C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv
Closed Loop 10 Points From 9006 To 3006
Horizontal Distance: 1921.11 Feet Slope Distance: 2140.72 Feet
Area: 219892.17 SqFt 5.048 Acres

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 [[Traverse Report]]
 Thursday, May 15, 2025 10:02:24
 Filename: C:\Users\Steve McCabe\Documents\Surveys\24014 Muskrat Lake.trv

[[Traverse Name: Closure Report Lot 3]]

[Traverse data]

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Northing	Easting	Description
205						5655.142	5012.447	RB5 YPC PLS
5087								
		N1°54'01"E	3.68					
213						5658.819	5012.569	1.5" ALUM
9905								
		N1°05'24"E	321.32					
9002						5980.082	5018.682	lot crnr
		S88°50'43"E	723.52					
9004						5965.503	5742.057	lt crnr
		S2°10'25"W	175.03					
9005						5790.602	5735.419	lt crnr
		S88°49'45"E	576.09					
9007						5778.830	6311.387	lt crnr
		S0°45'26"W	150.14					
212						5628.707	6309.403	RB5 YPC PLS
5087								
		N88°49'56"W	1297.23					
4005						5655.145	5012.442	

[Closing Points]

	Point	Northing	Easting	Elevation
From	205	5655.142	5012.447	557.53
To	4005	5655.145	5012.442	639.11

[Error Summary]

Relative: 1:608860 (Closed Loop) Linear:0.01 Feet Direction:S58°57'36"E
 Northing:0.00 Feet Easting:-0.00 Feet Elevation:81.58 Feet
 Angular: None

[Traverse Summary]

Closed Loop 8 Points From 205 To 4005
 Horizontal Distance: 3247.00 Feet Slope Distance: 3311.62 Feet
 Area: 320980.32 SqFt 7.369 Acres